



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**470,000 €**

Reference: R5167117   Bedrooms: 3   Bathrooms: 2   Build Size: 135m<sup>2</sup>   Terrace: 22m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Move-in-ready 3-bedroom apartment ideally located in the popular urbanisation Los Naranjos de Marbella, Nueva Andalucía. In excellent condition, ready to live in or rent out. Main features: • Bright living room with fireplace and open-plan kitchen • Spacious terrace with open views • 3 bedrooms and 2 bathrooms • Option to apply for a tourist rental license • Gated community with several pools and gardens • Close to golf, shops, restaurants and just 5 min from Puerto Banús About the urbanisation: Los Naranjos de Marbella is one of the most established and sought-after areas in Nueva Andalucía, featuring Andalusian charm and modern comfort. It consists of seven phases and about 900 properties, surrounded by subtropical gardens, eight swimming pools, and sports facilities (tennis and padel courts). Location: Just 2 km from Puerto Banús and 2.5 km from the beach, offering a perfect balance of tranquillity and convenience. Ideal for both year-round living and holiday rentals. Distances: • Puerto Banús – 5 min • Marbella centre – 10 min • Málaga Airport – 45 min



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Restaurant On Site  
Fiber Optic

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South East

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds

### Category

Holiday Homes  
Investment  
Luxury  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street