



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

440,000 €

Reference: R5212300 Bedrooms: 2 Bathrooms: 2 Build Size: 95m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Charming two-bedroom apartment located in a sought-after residential complex just minutes from Puerto Banús, one of the most exclusive areas of Marbella.

The property offers a functional layout with two bedrooms, two full bathrooms, a separate kitchen, and a spacious living-dining room with direct access to a generous west-facing terrace, perfect for enjoying the afternoon sun and unobstructed views.

The residential environment stands out for its large garden areas, family atmosphere, and excellent facilities: paddle tennis court, playground, and 24-hour security service. Its location is ideal for those seeking tranquility without sacrificing proximity to the beach, restaurants, and leisure areas of Banús.

The apartment comes with a parking space and storage room in the underground garage, providing convenience and functionality for everyday life.



## Features:

### Features

Covered Terrace

Lift

Private Terrace

### Condition

Excellent

### Parking

Underground

Garage

Private

Covered

### Orientation

West

### Pool

Communal

### Category

Investment

### Climate Control

Air Conditioning

### Garden

Communal