



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**515.000 €**

Referenz: R5316049    Schlafzimmer: 3    Badezimmer: 2    Garten: 126m<sup>2</sup>    Terrasse: 30m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía

Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center.

Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze.

Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate.

Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design.

#### Community Amenities:

- Panoramic rooftop swimming pool with views of Gibraltar
- Fully equipped residents' gym and modern coworking space
- Secure underground parking and private storage room
- Energy-efficient construction with sustainable features

#### Comfortable Location close to San Pedro Old Town.

- Walking distance to schools, amenities and restaurants
- Excellent access to major roadways and public transportation

Move-in ready and perfectly positioned for lifestyle and value.



## Eigenschaften:

### Merkmale

Aufzug  
Private Terrasse  
Doppelverglasung  
Solarium  
Fitnessstudio  
Versorgungsraum  
Domotik  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Meer  
Panorama  
Urban  
Straße

### Pool

Gemeinschaft

### Sicherheit

Alarmanlage  
Elektrische Jalousien

### Kategorie

Investition  
Wiederverkauf  
Zeitgenössisch

### Orientierung

Südwesten

### Einstellung

In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt

### Möbel

Nicht eingerichtet  
Optional

### Parken

Unterirdisch

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser