



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**700,000 €**

Reference: R5325298    Bedrooms: 2    Bathrooms: 2    Build Size: 137m<sup>2</sup>    Terrace: 42m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Modern apartment with a large terrace of approx. 44 m<sup>2</sup> in Marbella Lake, Nueva Andalucía.

Furnished 2-bedroom apartment with a large terrace and sea views in Marbella Lake.

This elegant 2-bedroom, 2-bathroom apartment, fully furnished, is offered for sale in the prestigious Marbella Lake urbanization, in the heart of the Golf Valley of Nueva Andalucía (Marbella). The complex, completed in 2024, has been developed with a contemporary and sustainable approach, integrating perfectly into the natural environment elevated above La Cerquilla, with open panoramic views of the Mediterranean Sea, the hills, and the surrounding green landscape.

The property enjoys an excellent south orientation, ensuring abundant natural light throughout the day. It has a built area of approximately 135 m<sup>2</sup>, with 93 m<sup>2</sup> of interior space, and a spacious terrace ideal for enjoying the Mediterranean lifestyle: outdoor dining, a chill-out area, or relaxed evenings with views. From the terrace, you can appreciate the communal pool and gardens, providing comfort and a clear resort-like atmosphere.

The interior features a modern, open-concept design, with a bright living-dining room that flows seamlessly to the exterior. The contemporary kitchen, fully equipped with high-quality appliances, offers functionality and style. Large floor-to-ceiling sliding windows provide spaciousness and continuity between the interior and exterior.

The master bedroom has an en-suite bathroom, while the second bedroom is served by a separate full bathroom, ideal for guests or family use. Both bedrooms have built-in wardrobes and finishes in neutral and contemporary tones.

### Key Features:

- Price: €669,000
- Furnished
- South orientation
- Air conditioning
- Covered parking space (1)
- Storage room
- Exterior building with elevator
- Gated community with gardens and large communal pool
- Construction completed in 2024
- Energy certificate: pending

Prime location, just minutes from Los Naranjos, Aloha, and Las Brisas Golf, close to international schools, and with quick access to Puerto Banús, beaches, restaurants, shops, and the center of Marbella.

An ideal property as a second home, low-maintenance residence, or investment in one of the most sought-after areas of Nueva Andalucía.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Sea  
Panoramic

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private