



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

**495,000 €**

Reference: R4955722   Bedrooms: 3   Bathrooms: 2   Build Size: 126m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spacious 3-Bedroom Apartment for Sale in the Modern Residential Complex Jardines de Guadaiza, Nueva Andalucía. We are pleased to present this stunning 3-bedroom apartment in the prestigious Jardines de Guadaiza residential complex, located in the heart of Nueva Andalucía, just minutes from Puerto Banús and Marbella. About the Complex: ☑ Modern architecture and stylish design ☑ Gated community with security and surveillance ☑ Large swimming pool and beautifully landscaped gardens ☑ Fully equipped gym and co-working area for residents ☑ Underground parking and storage rooms About the Apartment: • Spacious 3 bedrooms with built-in wardrobes • 2 modern bathrooms with high-quality finishes • Bright living room with access to a private terrace • Fully equipped kitchen with top-of-the-line appliances • Large terrace with beautiful views • Air conditioning and energy-efficient features Prime Location: • 5 minutes to Puerto Banús • 7 minutes to Marbella city center • Close to shops, restaurants, schools, and golf courses • Easy access to main roads This apartment is a perfect choice for both permanent living and investment! Contact us for more details or to arrange a viewing. **Elegant Middle Floor Apartment in Nueva Andalucía, Costa del Sol** Discover this stunning 3-bedroom, 2-bathroom apartment, perfectly located in the heart of Nueva Andalucía. Offering 126 m<sup>2</sup> of beautifully designed living space and a spacious 30 m<sup>2</sup> terrace, this home is an ideal blend of comfort, convenience, and modern elegance. Situated in a vibrant urban setting, this apartment is just moments away from shops, top-rated schools, and all essential amenities. The well-maintained urbanization ensures a secure and welcoming community atmosphere. **Exceptional Features & Comfort** • Orientation: West-facing, ensuring plenty of natural light throughout the day. • Condition: Immaculate, move-in ready. • Climate Control: Enjoy year-round comfort with hot & cold air conditioning. • Views: Overlooking the courtyard, urban surroundings, and charming streetscape. **Luxury Amenities** • Communal Pool for relaxation. • Private Terrace—ideal for entertaining or unwinding. • Fully Fitted Kitchen for a seamless culinary experience. • Fitted Wardrobes & Storage Room for maximum organization. • Gym Access within the complex. • Ensuite Bathroom and Utility Room for added convenience. • Double Glazing & Fiber Optic Internet for modern living. • Wheelchair Accessible, ensuring comfort for all. **Security & Parking** • Entry Phone & Alarm System for peace of mind. • Underground Private Garage with secure parking. **Sustainable Living** • Solar Water Heating, promoting energy efficiency. This stylish resale property is a fantastic opportunity for those seeking a refined lifestyle in one of the most sought-after areas of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Gym  
Fiber Optic  
Access for people with reduced mobility

### Views

Urban  
Street  
Courtyard

### Pool

Communal

### Security

Alarm System  
Entry Phone

### Category

Resale

### Orientation

West

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished

### Parking

Underground  
Garage  
Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Solar water heating