



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

**649,000 €**Reference: R5055163   Bedrooms: 3   Bathrooms: 2   Build Size: 103m<sup>2</sup>   Terrace: 47m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Located in the sought-after community of Jardines de Andalucía, this beautifully renovated first-floor apartment offers a prime location within walking distance of Puerto Banús, Centro Plaza Mall, Marbella Arena, and renowned dining venues such as La Sala Banús and Breathe Restaurant. The property features a spacious 47 m<sup>2</sup> terrace with pleasant views of the urban surroundings, including a glimpse of the iconic La Concha mountain. Renovated to a high standard, the apartment comprises three bedrooms, two modern bathrooms, and a generous terrace equipped with an outdoor shower and barbecue area—ideal for entertaining. Residents can enjoy access to lush sub-tropical communal gardens and a well-maintained swimming pool. A private parking space in the underground garage is also included. Whether as a luxurious holiday retreat or a turnkey investment, this apartment presents an excellent opportunity, currently operating as a highly successful rental property with an active booking calendar.

**Features:****Climate Control****Views****Setting****Air Conditioning****Garden****Close To Golf****Street****Close To Port****Close To Sea****Close To Shops****Close To Town****Condition****Pool****Furniture****Good****Communal****Part Furnished****Garden****Security****Parking****Communal****Gated Complex****Communal**