



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

**550,000 €**

Reference: R5103535    Bedrooms: 2    Bathrooms: 2    Build Size: 100m<sup>2</sup>    Terrace: 27m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**NEW IN THE MARKET!!** Two-Bedroom Apartment in well known Secure Gated Community – Prime Location in Nueva Andalucía with Southwest Orientation and Open Views Situated in the prestigious area of Nueva Andalucía, this beautifully presented two-bedroom apartment forms part of an exclusive gated community offering first-class amenities, security, and excellent investment potential. Boasting a desirable southwest-facing orientation, the property enjoys all-day sun and open, panoramic views, creating a bright and tranquil living environment. The development provides a truly resort-style lifestyle with access to: An on-site restaurant Fully equipped gymnasium Spa facilities including sauna and Jacuzzi Heated semi-Olympic swimming pool Separate adult and children's pools Dedicated kids' club and play areas 24-hour security and full concierge service Underground parking and private storage room (trastero) Planned construction of a paddle tennis court The apartment features a spacious open-plan living and dining area, two comfortable bedrooms, a stylish modern kitchen, and elegant bathroom(s), all finished to a high standard. Importantly, rentals are permitted within the community, making this an ideal option for investors, second-home seekers, or full-time residents alike. Located just minutes from golf courses, international schools, restaurants, and Puerto Banús, this is a rare opportunity in one of Marbella's most sought-after locations. Viewings highly recommended.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Gym  
Fiber Optic  
Near Church  
Jacuzzi  
Sauna  
Restaurant On Site  
Courtesy Bus  
Paddle Tennis  
Bar  
Car Hire Facility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Forest

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Forest

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Resale  
Bargain  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Communal  
Covered