



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

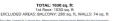
549,900 €

Reference: R5131015 Bedrooms: 3

Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 30m<sup>2</sup>

















## Costa del Sol, Nueva Andalucía

Modern Mediterranean Living in Nueva Andalucía's Newest Luxury Enclave Experience a refined blend of Manhattaninspired elegance and contemporary Mediterranean comfort in this beautifully appointed south-facing three-bedroom, 2-bathroom residence. Set within one of the most recent high-spec buildings in Nueva Andalucía, the home offers an elevated lifestyle with a welcoming double-height lobby, concierge service, landscaped gardens, and exceptional amenities at your doorstep. The apartment features open-plan interiors with floor-to-ceiling glazing, a sleek integrated kitchen, and direct access to two generous terraces capturing soft sunlight and partial views of the golf course and surrounding mountains. The layout provides three spacious bedrooms and modern bathrooms, designed to offer both privacy and comfort. A curated furniture package, mirroring the current presentation, is available for those seeking a ready-to-enjoy home or an effortless rental investment. Residents benefit from exclusive on-site facilities, including a panoramic rooftop swimming pool, a private fitness studio, serene garden areas, and full concierge support. The property also includes underground parking and a secure storage room. The location is one of the development's greatest assets. Step outside into a vibrant and walkable new district with cafés, boutiques, supermarkets, and a lively pedestrian boulevard. Parks, a local padel club, and the Centro Polivalente for wellness, culture, and community events are all a short stroll away. Puerto Banús and the beach are reached within five minutes, bringing the best of Marbella's lifestyle within effortless reach. A standout residence for those seeking a stylish primary home, a luxury retreat, or a premium investment in one of Marbella's most sought-after areas.





## **Features:**

**Utility Room** 

Solarium

Staff Accommodation

**Climate Control Features** Orientation **Covered Terrace** South Air Conditioning

Lift Cold A/C

**Private Terrace** Hot A/C

**Ensuite Bathroom** 

**Fitted Wardrobes** 

Gym Wood Flooring **Near Church** 

**Domotics** Bar

Day Care Condition **Views Setting** 

Sea Commercial Area Excellent Close To Golf **New Construction** Mountain

Pool Close To Port Urbanisation Close To Sea

Village

Close To Shops Close To Town Close To Schools

Town Close To Marina

Pool **Furniture Kitchen Fully Fitted** Communal **Fully Furnished** 

Not Furnished Kitchen-Lounge

Optional

Part Furnished

Garden Security **Parking** Communal **Gated Complex** Underground

> 24 Hour Security Garage **Electric Blinds Private**

> > **Entry Phone** More Than One

Communal Covered

**Utilities** Category Electricity Reduced

Drinkable Water **Holiday Homes** Investment Solar water heating Resale

Contemporary





Cheap Off Plan