



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

**900,000 €**

Reference: R5292346    Bedrooms: 2    Bathrooms: 2    Build Size: 128m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This newly styled and modern apartment offers breathtaking sea views and presents an exceptional opportunity for buyers seeking a comfortable and convenient home in one of the most desirable areas of Marbella. Perfectly suited for families or as a holiday residence, the property combines contemporary living with an unbeatable location within walking distance of all essential amenities. Accessed via three sets of stairs with no lift in the community, the apartment opens into a welcoming entrance hall featuring a guest toilet with shower to the right. Straight ahead is a fully fitted kitchen equipped with modern appliances, complemented by a separate utility room with washing machine for added convenience. To the left of the entrance, an open-plan living and dining area creates a bright and spacious environment, ideal for relaxing or entertaining guests. From here, there is direct access to a stunning terrace with panoramic sea views, offering the perfect setting for al fresco dining and enjoying the Mediterranean lifestyle. The property features two beautifully presented bedrooms finished to a high standard. The master bedroom benefits from direct access to the terrace, allowing you to wake up to sea views each morning. Both bedrooms share a stylish bathroom with shower. Situated within the gated Andalucía Garden Club community, residents enjoy access to a large communal swimming pool and a tennis court, enhancing the lifestyle appeal of this property. The location is truly unbeatable, positioned next to Centro Plaza and within easy walking distance of beaches, restaurants, cafés, supermarkets, and a wide range of local services. This modern sea view apartment in Andalucía Garden Club represents an outstanding investment opportunity and an ideal home



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Utility Room  
Paddle Tennis

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools

### Kitchen

Partially Fitted

### Parking

Communal

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent  
Recently Renovated

### Garden

Communal

### CO2 Emission Rating

E

### Views

Sea  
Urban

### Pool

Communal

### Security

Gated Complex  
Alarm System

### Energy Rating

E