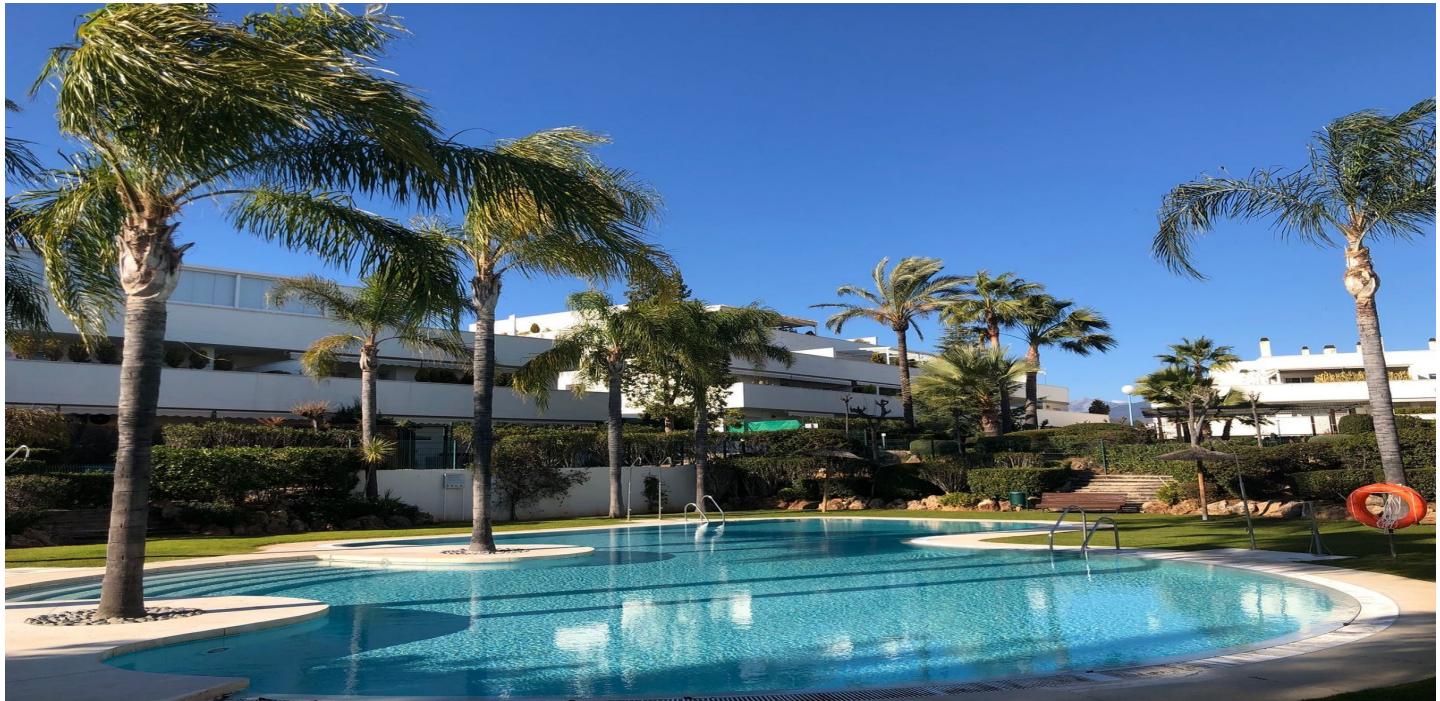




## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**379,000 €**Reference: R5295856   Bedrooms: 1   Bathrooms: 1   Plot Size: 1m<sup>2</sup>   Build Size: 92m<sup>2</sup>   Terrace: 75m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

MARBELLA / NUEVA ANDALUCÍA Welcome to this spacious 1-bedroom, 1-bathroom corner apartment with an extra-large south-facing terrace with sea views. With the potential to be converted into a 2-bedroom, 2-bathroom home. A neighbour has already completed a stunning renovation of an identical unit — photos available on request. Ideally located just a 5-minute drive from Puerto Banús, and within walking distance to shops, the renowned Marbella Real Gym, and its popular paddle tennis club. The apartment offers a bright and airy layout, featuring an entrance hall, a generous kitchen, a large living room, and a double bedroom with an en-suite bathroom. Natural light flows throughout the property, enhancing the sense of space. The true highlight is the impressive L-shaped terrace — perfect for entertaining guests, hosting gatherings, or simply sunbathing in complete privacy while enjoying sea and pool views. The price includes a storage room and an underground parking space. The residential complex boasts excellent facilities, including landscaped gardens, a children's playground, a basketball/football court, two large swimming pools plus a children's pool, and paddle tennis courts. A fantastic opportunity in one of Marbella's most sought-after areas — contact us today for more information or to arrange a viewing.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift	West	Cold A/C
Private Terrace	South West	Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
WiFi		
Paddle Tennis		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Port	Excellent
Garden	Urbanisation	
Pool	Close To Sea	
	Close To Town	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Not Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	
Electricity	Resale	
Drinkable Water		
Telephone		