



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

450,000 €

Reference: R5076643   Bedrooms: 2   Bathrooms: 2   Build Size: 115m<sup>2</sup>   Terrace: 24m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Ideally situated in the heart of Nueva Andalucía, this spacious apartment for sale offers the perfect blend of comfort, convenience, and lifestyle. Featuring 2 bedrooms and 2 bathrooms, along with a generously sized open kitchen, the layout is both practical and inviting. The living room includes a fireplace, large windows, and direct access to a covered terrace overlooking the communal area. The apartment includes underground parking and storage. Additional parking space could be purchased for 20,000EUR. River Garden complex provides a tranquil and secure environment, with lush communal gardens, a swimming pool with sun loungers, security cameras throughout, and a concierge service. The apartment also includes a secure underground parking space and a private storage unit. Nestled in Marbella's prestigious Golf Valley, the property is adjacent to Las Brisas Golf Course and just minutes from both Aloha and Los Naranjos Golf & Country Clubs. Only a 10-minute walk away is the lively Aloha Strip, offering an excellent selection of restaurants, cafés, and bars. The beaches and world-renowned Puerto Banús marina are less than a 10-minute drive (3 km), where you'll find luxury boutiques, vibrant nightlife, and fine dining options. All essential amenities such as supermarkets, petrol stations, gyms, and services are within easy reach.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Category

Golf  
Resale

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds  
Safe

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One