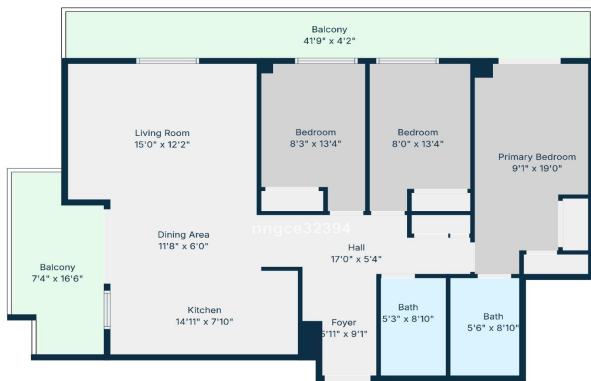




Middle Floor Apartment for sale in Nueva Andalucía, Marbella

549,900 €

Reference: R5131015 Bedrooms: 3 Bathrooms: 2 Build Size: 150m² Terrace: 30m²



TOTAL: 1639 sq. ft.
1st Floor: 1030 sq. ft.
EXCLUDED AREAS: BALCONY: 280 sq. ft., WALLS: 74 sq. ft.
*Floor Plan Created By: ClutchApp. Measurements Derived Usinging Satellite Data Not Guaranteed.





Costa del Sol, Nueva Andalucía

Modern Mediterranean Living in Nueva Andalucía's Newest Luxury Enclave Experience a refined blend of Manhattan-inspired 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:

Features

Covered Terrace
Lift
Private Terrace
Ensuite Bathroom
Fitted Wardrobes
Solarium
Gym
Utility Room
Wood Flooring
Bar
Domotics
Day Care
Staff Accommodation
Near Church

Views

Sea
Mountain
Pool

Pool

Communal

Garden

Communal

Utilities

Electricity
Drinkable Water
Solar water heating

Orientation

South

Setting

Commercial Area
Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Village
Close To Marina

Furniture

Fully Furnished
Not Furnished
Part Furnished
Optional

Security

Gated Complex
24 Hour Security
Electric Blinds
Entry Phone

Category

Reduced
Holiday Homes
Investment
Cheap
Off Plan

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent
New Construction

Kitchen

Fully Fitted
Kitchen-Lounge

Parking

Underground
Garage
Private
Covered
Communal
More Than One



Resale
Contemporary