



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

**695,000 €**

Reference: R5251438   Bedrooms: 2   Bathrooms: 2   Build Size: 138m<sup>2</sup>   Terrace: 26m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fantastic opportunity in the sought-after urbanisation of Andalucía Alta. This well-designed 2-bedroom, 2-bathroom residence combines generous interiors with a highly desirable location. Enter through a hallway that leads into a spacious and bright living and dining area, offering an inviting space for everyday comfort. From here, sliding doors open onto a lovely south-facing terrace, perfect for al fresco dining, relaxing in the sun, or entertaining guests. The main bedroom features an en-suite bathroom and direct access to the terrace, creating a peaceful retreat with plenty of natural light. The second bedroom is equally comfortable, supported by a well-appointed guest bathroom. Andalucía Alta is a gated community known for its central position and excellent facilities, including beautifully maintained gardens, a children's playground and park, as well as a swimming pool. Its unbeatable location places you within walking distance of shops, restaurants, and the amenities of Nueva Andalucía. Whether you're searching for a smart investment or an ideal Marbella home, this property is an exceptional opportunity that ticks every box. This property is sold partially furnished, with the dining room furniture not being included.



## Features:

|                  |                    |                        |
|------------------|--------------------|------------------------|
| <b>Features</b>  | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace  | South              | Air Conditioning       |
| Private Terrace  |                    | Central Heating        |
| Ensuite Bathroom |                    |                        |
| Marble Flooring  |                    |                        |
| Fitted Wardrobes |                    |                        |
| <b>Views</b>     | <b>Setting</b>     | <b>Condition</b>       |
| Garden           | Close To Golf      | Good                   |
|                  | Urbanisation       |                        |
|                  | Close To Shops     |                        |
| <b>Pool</b>      | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal         | Part Furnished     | Fully Fitted           |
| Children's Pool  |                    |                        |
| <b>Garden</b>    | <b>Security</b>    | <b>Parking</b>         |
| Communal         | Gated Complex      | Garage                 |
| <b>Category</b>  |                    |                        |
| Holiday Homes    |                    |                        |
| Resale           |                    |                        |