



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

**799,000 €**

Reference: R5273944    Bedrooms: 5    Bathrooms: 4    Build Size: 229m<sup>2</sup>    Terrace: 47m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 229 m<sup>2</sup> built and also includes an additional 47 m<sup>2</sup> space, ideal for expanding the home according to your needs and making a total of 276 m<sup>2</sup> built plus 150m<sup>2</sup>+ gardens. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Gym  
Guest Apartment  
Utility Room  
Bar  
Restaurant On Site  
Near Mosque

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Cheap  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal