



## 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>





## 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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Near Transport	South West	Cold A/C
Private Terrace		Hot A/C
Storage Room		Fireplace
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
WiFi		
Gym		
Guest Apartment		
Utility Room		
Bar		
Restaurant On Site		
Near Mosque		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Good
Mountain	Close To Port	
Panoramic	Urbanisation	
Garden	Close To Sea	
Pool	Close To Shops	
Courtyard	Close To Town	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Optional	Fully Fitted
Children`s Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Communal
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Bargain	
	Cheap	
	Golf	
	Resale	