



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

**775,000 €**

Reference: R5292508   Bedrooms: 3   Bathrooms: 3   Build Size: 110m<sup>2</sup>   Terrace: 65m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Charming 3-Bedroom, 3-Bathroom Apartment in the Heart of Nueva Andalucía — Location, Comfort & Style! Former 2 bedroom+ 2 bathroom apartment that's been turned into a 3 + 3. If location is everything, this gem in a stunning terracotta-colored urbanisation in Nueva Andalucía absolutely delivers! Nestled in a beautifully maintained gated community surrounded by lush gardens, a sparkling pool, and a kids' playground, this first-floor apartment perfectly blends peace and convenience. Step inside to a welcoming hallway flanked by two bedrooms and a bathroom. The smaller of these two bedrooms, ideal for guests or children, comes with a cute en-suite bathroom. The real heart of the home? The inviting living room with a fireplace, seamlessly connected to an open kitchen—perfect for preparing everything from quick breakfasts to gourmet dinners. At the end of the living space, you'll find a covered terrace with clever folding windows, turning this spot into a cozy dining room or hangout space, no matter the season. The master bedroom is a true retreat, flooded with natural light and boasting its own private balcony with beautiful views of Marbella's iconic La Concha mountain—a daily dose of inspiration! But wait, head upstairs and you hit the jackpot: a huge west-facing rooftop terrace where the sun loves to linger all afternoon, setting the perfect scene for spectacular sunsets. Complete with a built-in barbecue, sink, and handy cabinets concealing laundry essentials, this terrace screams: let's entertain! And another great feature? An underground parking space so you never worry about finding a spot. Now, let's talk location — it simply can't be beat. You're just a leisurely stroll from all kinds of shops, tasty eateries, and vibrant local life. Plus, the buzzing centers of Marbella and Puerto Banús are only a short drive away, putting the best of the Costa del Sol right at your fingertips.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Cold A/C
Lift		Hot A/C
Near Transport		Fireplace
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Barbeque		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Close To Port	Excellent
Pool	Urbanisation	
Urban	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	
	Alarm System	
	Safe	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Golf	
	Resale	
	Contemporary	