

# Apartment in Nueva Andalucía – 3 bedrooms – 2 baths

Bedrooms

3

Bathrooms

2

Built

115m<sup>2</sup>

Terrace

40m<sup>2</sup>

**R5401054**

**property**

**Nueva Andalucía**

**520.000€**

Stunning Modern Flat in Nueva Andalucía, Marbella Discover this exceptional 115 m<sup>2</sup> apartment located in the heart of Nueva Andalucía, just moments away from the prestigious Puerto Banús and the beautiful beaches of Costa del Sol. This contemporary residence perfectly combines luxury living with practical comfort, offering an ideal lifestyle for those seeking the best of Mediterranean living. The flat features three spacious double bedrooms, with one offering an en-suite bathroom, plus an additional full bathroom. The bright and modern layout maximises natural light throughout, creating an inviting atmosphere in every corner. The fitted kitchen is equipped with high-end appliances, perfect for culinary enthusiasts who appreciate quality and style. Your own private terrace spans an impressive 40 m<sup>2</sup>, boasting excellent orientation and ample space for outdoor dining, comfortable sofas, or a relaxing chill-out zone. This is the perfect retreat for entertaining guests or enjoying peaceful moments whilst taking in the Mediterranean air. The property includes a garage space and a dedicated storage room, ensuring you have plenty of room for all your belongings. Built in 2025, this never used flat is in excellent condition and features modern amenities including air conditioning and electric heating. Located on the fifth floor with lift access, the flat is street-facing with north and west orientation, and benefits from accessibility adaptations for persons with reduced mobility. Residents enjoy access to outstanding communal facilities: swimming pool, gym, professional coworking space with WiFi, beautifully maintained gardens and green areas, plus a dedicated chill-out zone for ultimate relaxation. Surrounded by supermarkets, fine dining restaurants, international schools, and championship golf courses, this location offers unparalleled convenience. The beach is just a few minutes away, making this the perfect base for your Costa del Sol dream.

Access for people with reduced mobility

mobility

Ensuite Bathroom

Gym

Near Transport

Satellite TV

Access for people with reduced mobility

mobility

Fiber Optic

Lift

Private Terrace

Storage Room

Covered Terrace

mobility

Fitted Wardrobes

Near Church

Restaurant On Site

Utility Room