



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

395,000 €

Reference: R4977196 Bedrooms: 2 Bathrooms: 2 Build Size: 131m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Nestled in the heart of Nueva Andalucia, Marbella, this exquisite apartment offers a harmonious blend of comfort and convenience. With a built area of 131m<sup>2</sup>, the property is situated in a prime location, close to the beach and the bustling Nueva Andalucia, making it an ideal choice for those seeking a serene yet accessible lifestyle. The apartment is in good condition, presenting a perfect opportunity for immediate occupancy or personal customisation.

The property boasts two spacious bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for residents. The fully fitted kitchen is large, offering ample storage and functionality. The living area features a charming fireplace, adding a cosy touch to the living room. The apartment is sold unfurnished, presenting an excellent opportunity for personalisation to suit individual tastes.

Residents will appreciate the communal amenities, including a heated outdoor swimming pool with lovely views and minimal road noise, creating a peaceful retreat. The property also includes an assigned car parking space in the communal underground garage, a storage room, and a covered terrace, enhancing convenience and practicality. The gated community ensures security and exclusivity, while the lift provides easy access to all levels.

Additionally, the apartment offers the potential to be reformed into a comfortable three-bedroom layout, catering to growing families or those in need of extra space. With its pool views, proximity to local amenities, and excellent condition, this property represents a unique opportunity to enjoy the best of Marbella living.



## Features:

### Features

Covered Terrace  
Lift  
Storage Room  
Ensuite Bathroom

### Views

Pool

### Pool

Heated

### Parking

Communal

### Orientation

South

### Setting

Close To Sea  
Close To Town

### Furniture

Not Furnished

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Security

Gated Complex