



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

**395,000 €**

Reference: R5065414    Bedrooms: 2    Bathrooms: 2    Build Size: 113m<sup>2</sup>    Terrace: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Situated in the vibrant heart of Nueva Andalucía, this spacious 2-bedroom apartment offers an exceptional investment opportunity just a short walk from all amenities and the iconic Puerto Banús. Located in a secure gated community, it combines prime location with lifestyle appeal—making it an ideal choice for both personal use and high-yield rental potential. The apartment features a generous layout with the possibility to easily convert into a 3-bedroom home, offering added flexibility and value. Bright, open-plan living spaces extend onto a private terrace, creating a seamless indoor-outdoor flow perfect for relaxing or entertaining. Residents benefit from access to a range of premium communal facilities including a heated swimming pool for year-round enjoyment, a fully equipped gym, a rejuvenating sauna, and convenient lift access throughout the building. Additional features include a private underground parking space and a separate storage room, providing practicality and peace of mind. With golf courses, restaurants, shops, and Marbella's best beaches all close by, this property perfectly balances comfort, convenience, and investment potential in one of the Costa del Sol's most desirable neighbourhoods.





## Features:

### Features

Lift  
Near Transport  
Fitted Wardrobes  
Gym  
Sauna

### Views

Mountain  
Country  
Street

### Pool

Communal  
Heated

### Security

Gated Complex  
24 Hour Security

### Orientation

South East

### Setting

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

### Furniture

Fully Furnished  
Optional

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Communal