



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

**1,850,000 €**

Reference: R5172889    Bedrooms: 3    Bathrooms: 3    Build Size: 295m<sup>2</sup>    Terrace: 155m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This exceptional property features a high-end open-plan kitchen, complete with double wine coolers and premium finishes, seamlessly blending functionality with contemporary Nordic-style décor. Inspiring furniture enhances the serene, inviting atmosphere, while natural light floods the interiors, offering breathtaking views of the Mediterranean Sea, Gibraltar, and Morocco. The expansive 155m<sup>2</sup> terrace is thoughtfully designed with multiple zones, including an outdoor kitchen with lighting, double gas burners, and preparation for a fridge, as well as a chill-out area and plunge pool – perfect for entertaining or relaxing against the spectacular coastal backdrop. Inside, no detail has been overlooked. The home includes: - Underfloor heating throughout with every room enjoying its own thermostat - Airzone climate control per room, ensuring personalized comfort - A home automation system managing shutters, lighting and air conditioning - Electric shutters across the entire apartment. Situated in the prestigious gated community of Los Arrayanes, in the highly exclusive area of La Cerquilla, Marbella, the apartment is just minutes from Puerto Banús and the Marbella Golden Mile. It also offers close proximity to prestigious golf courses and top international schools, making it an excellent choice for a permanent residence or a luxury holiday retreat. Residents enjoy premium amenities, including two communal swimming pools, a fully equipped indoor gym, as well as a private parking space and storage room for convenience. With its blend of smart features, newly installed systems, high-end finishes, and unmatched views, this property truly epitomizes stylish Mediterranean living.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Domotics

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf

### Pool

Private  
Garden  
Communal

### Category

Luxury

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent  
Recently Renovated

### Kitchen

Kitchen-Lounge

### Parking

Private