



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

**375,000 €**

Reference: R5142736   Bedrooms: 2   Bathrooms: 2   Plot Size: 1m<sup>2</sup>   Build Size: 90m<sup>2</sup>   Terrace: 9m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Marbella, Nueva Andalucia Bright South Facing Apartment next to Prime Puerto Banús Location This charming second-floor apartment in perfect condition, features 2 bedrooms and 2 bathrooms (one en-suite), set within a well-established and beautifully maintained residential urbanization. Ideally located just a short stroll from the iconic Puerto Banús and its array of exclusive amenities, as well as the pristine Mistral and Rodeo beaches, this property offers both convenience and charm. The apartment is filled with natural light and boasts a delightful south facing terrace that overlooks the sparkling swimming pool, the impeccably landscaped community gardens as well as partial Mediterranean sea views. The complex further enhances its appeal with two padel courts, perfect for sports enthusiasts. Additional features include a private parking space and a storage unit, both included in the price. Situated approximately 12 minutes on foot from the beach and Puerto Banús, the location is unbeatable. Directly across from the complex, you'll find a tennis club, while just 250 meters away, the renowned Real Club de Padel offers one of the most impressive gyms on the Costa del Sol. This property perfectly combines an exceptional location with outstanding amenities—ideal for either year-round living or as a holiday retreat.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis

### Views

Sea  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Marina

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
Entry Phone

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground