



Middle Floor Apartment for sale in Nueva Andalucía,  
Marbella

**399,000 €**

Reference: R5322370 Bedrooms: 2 Bathrooms: 2 Build Size: 87m<sup>2</sup> Terrace: 12m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Wonderful apartment in Nueva Andalucia, walking distance to the beach and all amenities! Top location with everything you need at your doorstep, including supermarkets, restaurants, cafés, shops.. no need for a vehicle. Fantastic uprising and expanding area, where we expect the prices to continue rising per its proximity to Puerto Banus (5 mn by car) and the center of Marbella (15 mn). Surrounded by several of the best golf courses of the Sun Coast.

This elevated 5th floor unit boasts open sea views, with bright natural light per its position. The layout is modern and practical, divided between living and resting areas. The kitchen is open with all appliances. The living room is large, leading directly to a comfortable sized terrace. Both bedrooms are of good size, with bathroom ensuite.

There is an underground parking and storage room, both included in the price. The common areas are lovely, with an impressive rooftop pool, gym, and meeting area. Nonetheless, the community fees are unusually low.

Great unit, easy viewings, must see!

**Features:****Features**

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Solarium  
WiFi  
Gym

**Views**

Sea  
Mountain  
Panoramic

**Pool**

Communal

**Garden**

Communal

**Category**

Holiday Homes  
Investment  
Resale

**Orientation**

East  
South  
South East

**Setting**

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

**Furniture**

Optional

**Parking**

Underground  
Private

**Climate Control**

Air Conditioning  
Cold A/C  
Hot A/C

**Condition**

Excellent

**Kitchen**

Fully Fitted

**Utilities**

Electricity  
Drinkable Water