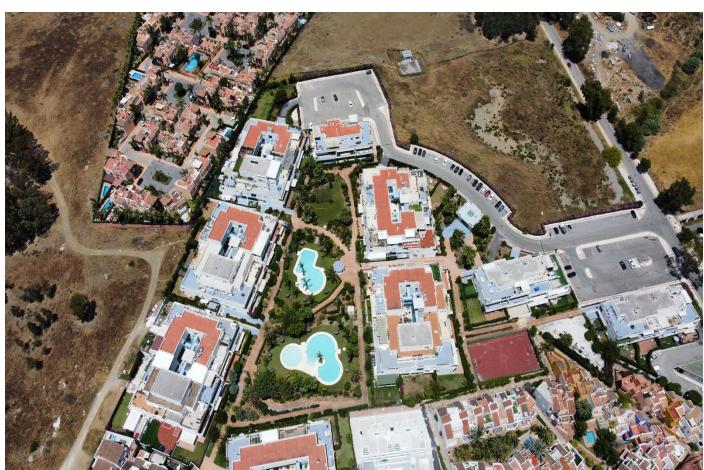




## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**379,000 €**

Reference: R5295856   Bedrooms: 1   Bathrooms: 1   Plot Size: 1m<sup>2</sup>   Build Size: 92m<sup>2</sup>   Terrace: 75m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

MARBELLA / NUEVA ANDALUCÍA Welcome to this spacious 1-bedroom, 1-bathroom corner apartment with an extra-large south-facing terrace with sea views. With the potential to be converted into a 2-bedroom, 2-bathroom home. A neighbour has already completed a stunning renovation of an identical unit — photos available on request. Ideally located just a 5-minute drive from Puerto Banús, and within walking distance to shops, the renowned Marbella Real Gym, and its popular paddle tennis club. The apartment offers a bright and airy layout, featuring an entrance hall, a generous kitchen, a large living room, and a double bedroom with an en-suite bathroom. Natural light flows throughout the property, enhancing the sense of space. The true highlight is the impressive L-shaped terrace — perfect for entertaining guests, hosting gatherings, or simply sunbathing in complete privacy while enjoying sea and pool views. The price includes a storage room and an underground parking space. The residential complex boasts excellent facilities, including landscaped gardens, a children's playground, a basketball/football court, two large swimming pools plus a children's pool, and paddle tennis courts. A fantastic opportunity in one of Marbella's most sought-after areas — contact us today for more information or to arrange a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	West	Cold A/C
Private Terrace	South West	Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Paddle Tennis		
Views	Setting	Condition
Sea	Close To Port	Excellent
Garden	Urbanisation	
Pool	Close To Sea	
	Close To Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	
Utilities	Category	
Electricity	Resale	
Drinkable Water		
Telephone		