



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

**599,000 €**

Reference: R5295955   Bedrooms: 3   Build Size: 157m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

available from August. This is an elegant and spacious 3 bedroom and 2 bathroom property that radiates a modern style and comfort in every corner. With an area of 137 m<sup>2</sup> and an additional terrace of 20 m<sup>2</sup>, this apartment on the first floor of a three-storey building is a real treasure. Upon entering, you will receive three well distributed bedrooms. One of them has its own bathroom, while the other two share an additional bathroom. All the bedrooms are equipped with fitted wardrobes for optimal storage and have windows that allow the entrance of natural light. In addition, central air conditioning provides a perfect interior climate throughout the year. The apartment has been recently renovated and furnished in 2023, which means everything is new and modern. The kitchen is an example of elegance and functionality, while the open living room features a fireplace that adds a cozy touch to the space. If you work from home or you need to stay connected, an office with quick WIFI is at your disposal. You will also find a laundry room next to the kitchen, which makes daily tasks convenient and simple. Located in Puerto Banus, this place is a jewel. With attractions for all ages, from beaches to golf courses, restaurants, bars and nightclubs, you will have a life full of entertainment. The well-kept tropical gardens of the complex have two pools open all year round, giving you an oasis of tranquility. The location is unbeatable, just a 5-minute drive from Puerto Banus Marina and a 10-minute drive from Marbella's Old Town. For your daily needs, a Mercadona supermarket is just a 3-minute walk away, and the nearest restaurants are 100 metres away. If you have children, you will be just a 5-minute walk from a playground and a 20-minute walk from the promenade, the beach, golf courses, tennis club and beach clubs. In addition, Spanish schools, such as Le Roché and Aloha College, are easily accessible on foot. The convenience of transport is also remarkable, with 3 bus stops just 100 meters to the round. This property is a true oasis of modernity, comfort and style in a privileged location. Come live the luxury life in Puerto Banus!



## Features:

Features	Orientation	Climate Control
Lift	South	Air Conditioning
Near Transport		Fireplace
Private Terrace		
Storage Room		
Ensuite Bathroom		
Fiber Optic		
Paddle Tennis		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Mountain	Close To Port	Recently Renovated
Country	Close To Sea	
Garden	Close To Shops	
Pool	Close To Town	
Urban	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Kitchen-Lounge
Garden	Security	Partially Fitted
Communal	Gated Complex	Category
Energy Rating	24 Hour Security	Luxury
A	CO2 Emission Rating	
	A	