



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

**549,900 €**

Reference: R5131015   Bedrooms: 3   Bathrooms: 2   Build Size: 150m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Modern Mediterranean Living in Nueva Andalucía's Newest Luxury Enclave Experience a refined blend of Manhattan-inspired elegance and contemporary Mediterranean comfort in this beautifully appointed south-facing three-bedroom, 2-bathroom residence. Set within one of the most recent high-spec buildings in Nueva Andalucía, the home offers an elevated lifestyle with a welcoming double-height lobby, concierge service, landscaped gardens, and exceptional amenities at your doorstep. The apartment features open-plan interiors with floor-to-ceiling glazing, a sleek integrated kitchen, and direct access to two generous terraces capturing soft sunlight and partial views of the golf course and surrounding mountains. The layout provides three spacious bedrooms and modern bathrooms, designed to offer both privacy and comfort. A curated furniture package, mirroring the current presentation, is available for those seeking a ready-to-enjoy home or an effortless rental investment. Residents benefit from exclusive on-site facilities, including a panoramic rooftop swimming pool, a private fitness studio, serene garden areas, and full concierge support. The property also includes underground parking and a secure storage room. The location is one of the development's greatest assets. Step outside into a vibrant and walkable new district with cafés, boutiques, supermarkets, and a lively pedestrian boulevard. Parks, a local padel club, and the Centro Polivalente for wellness, culture, and community events are all a short stroll away. Puerto Banús and the beach are reached within five minutes, bringing the best of Marbella's lifestyle within effortless reach. A standout residence for those seeking a stylish primary home, a luxury retreat, or a premium investment in one of Marbella's most sought-after areas.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Fitted Wardrobes		
Solarium		
Gym		
Utility Room		
Wood Flooring		
Bar		
Domotics		
Day Care		
Staff Accommodation		
Near Church		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Close To Golf	New Construction
Pool	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Village	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
	Not Furnished	Kitchen-Lounge
	Part Furnished	
	Optional	
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Electric Blinds	Private
	Entry Phone	Covered
		Communal
		More Than One
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
Solar water heating	Investment	
	Cheap	
	Off Plan	



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Resale  
Contemporary