



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

460,000 €

Reference: R4978987 Bedrooms: 2 Bathrooms: 2 Build Size: 131m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**\*\*Currently rented until September 30.\*\***

**\*\*Investors who are interested in purchasing a property with a rental tenant, please contact us.\*\***

Located in one of Marbella's most sought-after urbanizations, this spacious second-floor apartment offers breathtaking views of La Concha mountain and boasts the largest terrace in the community.

Just a 10-minute walk to Puerto Banús, this property is an exceptional opportunity for those seeking a stylish residence, a holiday home, or a high-value investment in a prime location.

### Property Features:

2 spacious bedrooms, designed for comfort and relaxation.

2 modern bathrooms, featuring high-quality finishes.

Bright and inviting living area, complete with a charming working fireplace for cozy evenings.

Expansive private terrace, the largest in the community—ideal for outdoor dining, entertaining, or simply soaking in the stunning mountain views.

Private garage, conveniently located on the same street as the popular Saturday street market in Puerto Banús.

### Exclusive Community Amenities:

3 beautifully maintained swimming pools, perfect for relaxation.

Paddle tennis court, offering a great way to stay active.

Secure, well-kept urbanization, providing a peaceful and private living environment.

### Unbeatable Location:

Just a 10-minute walk to Puerto Banús, Marbella's world-famous marina with luxury shopping, dining, and nightlife.

Mercadona supermarket just 200 meters away for everyday convenience.

Centro Plaza shopping center only 150 meters away, offering a variety of shops, cafés, and services.

Closest building to Puerto Banús within the entire urbanization, ensuring easy access to all the area has to offer.

Ideal for permanent living, vacations, or rental investment.

Community fees: 200€ per month

IBI: 800€ per year

Indoor Built Area: 83m<sup>2</sup>

Covered Terrace: 31m<sup>2</sup>

Underground garage space: 11m<sup>2</sup>

Storage room: 6m<sup>2</sup>

This exceptional property is a rare find in Marbella—don't miss the opportunity to own a home in such a prestigious and well-connected location. Schedule a viewing today!





## Features:

### Features

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

### Views

Mountain  
Country

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Category

Holiday Homes  
Investment

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Communal