



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

1,385,000 €

Reference: R5366293 Bedrooms: 3 Bathrooms: 4 Build Size: 184m<sup>2</sup> Terrace: 49m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this elegant 3-bedroom apartment for sale in Las Alamandas, one of the most exclusive gated communities in the heart of Nueva Andalucía. Nestled within Marbella's prestigious Golf Valley, Las Alamandas is renowned for its privacy, lush tropical landscaping, and exceptional level of maintenance, offering a refined lifestyle just minutes from Puerto Banús, international schools, fine dining, and world-class amenities.

Las Alamandas in Nueva Andalucía stands out as a premier residential address, featuring beautifully manicured gardens, multiple outdoor swimming pools, an indoor heated pool, a fully equipped gym, and 24-hour security. Its peaceful yet central location makes it ideal as a permanent residence, luxury holiday home, or high-value investment in Nueva Andalucía.

The apartment offers a spacious and light-filled combined living and dining area with a fireplace, opening directly onto a generous terrace with lovely views over the golf course—perfect for relaxing or entertaining. The independent fully fitted kitchen includes a separate laundry room and a private balcony overlooking the communal pool area.

There are two guest bedrooms, each with en-suite bathrooms and their own balconies, providing comfort and privacy for family or visitors. The master bedroom enjoys direct access to the main terrace and features an en-suite bathroom. A guest toilet completes the interior layout.

The property includes one underground parking space (14.85 m<sup>2</sup>) and a large storage room (16.55 m<sup>2</sup>), adding practicality to this elegant home.

Situated in the heart of Nueva Andalucía, Las Alamandas is surrounded by some of the Costa del Sol's most prestigious golf courses, including Real Club de Golf Las Brisas, Aloha Golf Club, and Los Naranjos Golf Club. The beaches, luxury boutiques, gourmet restaurants, and vibrant nightlife of Puerto Banús are just a short drive away, making this property a perfect blend of tranquillity and accessibility in Nueva Andalucía.



## Features:

### Features

Covered Terrace

Lift

Private Terrace

Storage Room

Marble Flooring

Fitted Wardrobes

Utility Room

Gym

### Setting

Close To Golf

### Garden

Communal

### Climate Control

Air Conditioning

Fireplace

### Pool

Communal

Heated

### Security

Gated Complex

24 Hour Security

Alarm System

Entry Phone

### Views

Mountain

Pool

Golf

### Kitchen

Partially Fitted

### Parking

Communal