



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

520,000 €

Reference: R5401054 Bedrooms: 3 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Stunning Modern Flat in Nueva Andalucía, Marbella

Discover this exceptional 115 m<sup>2</sup> apartment located in the heart of Nueva Andalucía, just moments away from the prestigious Puerto Banús and the beautiful beaches of Costa del Sol. This contemporary residence perfectly combines luxury living with practical comfort, offering an ideal lifestyle for those seeking the best of Mediterranean living.

The flat features three spacious double bedrooms, with one offering a private en-suite bathroom, plus an additional full bathroom. The bright and modern layout maximises natural light throughout, creating an inviting atmosphere in every corner. The fitted kitchen is equipped with high-end appliances, perfect for culinary enthusiasts who appreciate quality and style.

Your own private terrace spans an impressive 40 m<sup>2</sup>, boasting excellent orientation and ample space for outdoor dining, comfortable sofas, or a relaxing chill-out zone. This is the perfect retreat for entertaining guests or enjoying peaceful moments whilst taking in the Mediterranean air.

The property includes a garage space and a dedicated storage room, ensuring you have plenty of room for all your belongings. Built in 2025, this never used flat is in excellent condition and features modern amenities including air conditioning and electric heating. Located on the fifth floor with lift access, the flat is street-facing with north and west orientation, and benefits from accessibility adaptations for persons with reduced mobility.

Residents enjoy access to outstanding communal facilities: swimming pool, gym, professional coworking space with WiFi, beautifully maintained gardens and green areas, plus a dedicated chill-out zone for ultimate relaxation.

Surrounded by supermarkets, fine dining restaurants, international schools, and championship golf courses, this location offers unparalleled convenience. The beach is just a few minutes away, making this the perfect base for your Costa del Sol dream.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Gym  
Fiber Optic  
Near Church  
Restaurant On Site

Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Garden  
Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North  
West  
North West

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town  
Village  
Town

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Luxury

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Communal  
Covered