HI HOMES

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Middle Floor Apartment for sale in Nueva Andalucía, Marbella

669,000 €

Reference: R5461912 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 101m^2 **Terrace:** 13m^2











Costa del Sol, Nueva Andalucía

Spacious 2-bedroom apartment with renovated open-plan living area, just a 10-minute walk from the beach and 12 minutes from Puerto Banús

Set in a genuinely walkable location in Nueva Andalucía, this spacious two-bedroom apartment is approximately 10 minutes on foot from the beach and 12 minutes from Puerto Banús, putting an exceptional range of restaurants, leisure facilities and everyday amenities within easy reach.

A particular highlight of the property is its recently renovated open-plan living area, where the living room, dining area and kitchen come together to create a generous, bright and highly functional space.

The brand-new contemporary kitchen offers extensive storage, integrated appliances and a large central island with seating for four, making it as practical for everyday living as it is for entertaining. A window above the worktop provides natural light and a pleasant outlook towards the communal gardens.

The living room opens onto a covered terrace of approximately 13 m², comfortably proportioned to accommodate both an outdoor lounge area and a dining table – a very usable extension of the living space for much of the year.

The apartment offers two bedrooms with fitted wardrobes and two bathrooms, as well as air conditioning.

The property is set within an established and particularly well-maintained residential community, with mature Mediterranean gardens, a communal swimming pool and outdoor parking for residents.

Location is one of the property's strongest advantages. Mistral Beach, Playa del Duque and Ocean Club are all within easy walking distance, as are Casino Marbella, Hard Rock Hotel Marbella and Real Club Pádel Marbella. Supermarkets, cafés, restaurants, shops and other everyday services are also close at hand.

Centro Plaza, El Corte Inglés, the Puerto Banús marina and its extensive selection of restaurants and leisure facilities are all nearby.

An appealing option as either a permanent residence or a second home, combining **generous updated living space, a genuinely usable terrace, attractive communal gardens and pool, and above all the convenience of enjoying Puerto Banús, the beach and Nueva Andalucía without having to rely on a car**.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Fitted Wardrobes
Access for people with reduced mobility

Orientation
South

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Garden
Urban

Setting
Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Close To Marina

Condition
Excellent

Pool
Communal

Furniture
Fully Furnished

Kitchen
Fully Fitted
Kitchen-Lounge

Garden
Communal
Landscaped

Security
Gated Complex
Entry Phone

Parking
More Than One
Communal
Open

Utilities
Electricity
Drinkable Water
Telephone

Category
Holiday Homes
Investment
Resale
Bargain
With Planning Permission