HI HOMES

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Middle Floor Apartment for sale in Nueva Andalucía, Marbella

580,000 €

Reference: R5468281 **Bedrooms:** 2 **Bathrooms:** 1 **Build Size:** 96m^2 **Terrace:** 23m^2











Costa del Sol, Nueva Andalucía

New to the market. Exclusive 2-bedroom apartment with terrace and fireplace in Nueva Andalucía, just steps away from all amenities and Puerto Banús.
Located in one of the most sought-after residential complexes in Nueva Andalucía, this elegant 2-bedroom, 1-bathroom apartment is designed for those seeking comfort, privacy, and a privileged location.
The property stands out for its spacious living–dining room with fireplace, which opens onto a cosy private southeast-facing terrace—perfect for enjoying sunshine throughout most of the day and embracing the Mediterranean lifestyle. Two generous bedrooms with large built-in wardrobes. A large window connects the living room with the comfortable and spacious terrace. Both bedrooms offer excellent natural light.
The apartment requires a full renovation, with the possibility of easily converting it into a 2-bedroom, 2-bathroom home.
The area and the complex: Gated community with 24-hour security. Large communal swimming pool and children's pool. Tennis court. Extensive mature tropical gardens. Peaceful and well-established surroundings. Communal parking. Just a few minutes' walk from Puerto Banús, Centro Plaza, beaches, top-rated restaurants, and several golf courses. Excellent connection to Marbella and the Golden Mile.
This property is ideal as a **primary residence**, **luxury second home**, or **high-return investment**, as the community allows holiday rentals. The apartment does not currently have a tourist licence, but it can be obtained once applied for.

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Features:

Features
Covered Terrace
Private Terrace
Satellite TV
24 Hour Reception
Fitted Wardrobes
WiFi
Fiber Optic
Tennis Court

Orientation
South

Climate Control
Air Conditioning
Fireplace

Views
Garden
Pool

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

Condition
Renovation Required

Pool
Communal
Children`s Pool

Furniture
Fully Furnished
Optional

Kitchen
Fully Fitted

Garden
Communal
Landscaped

Security
Gated Complex
24 Hour Security

Parking
Private
Communal

Utilities
Electricity
Drinkable Water

Category
Investment