



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

580,000 €

Reference: R5468281 Bedrooms: 2 Bathrooms: 1 Build Size: 96m² Terrace: 23m²





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.

Features:

Features

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

Views

Garden
Pool

Pool

Communal
Children`s Pool

Garden

Communal
Landscaped

Utilities

Electricity
Drinkable Water

Orientation

South

Setting

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

Furniture

Fully Furnished
Optional

Security

Gated Complex
24 Hour Security

Category

Investment

Climate Control

Air Conditioning
Fireplace

Condition

Renovation Required

Kitchen

Fully Fitted

Parking

Private
Communal