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Middle Floor Apartment for sale in Nueva Andalucía, Marbella

460,000 €

Reference: R5474782 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 110m^2 **Terrace:** 42m^2











Costa del Sol, Nueva Andalucía

This magnificent, brand-new home in the Jardines de Guadaiza development offers a modern, elegant lifestyle just minutes from Puerto Banús and Marbella's beaches.
It features three bedrooms with fitted wardrobes, two bathrooms, a fully equipped separate kitchen, a laundry area, and a private garage and storage room. The terrace—enclosed with glass—allows for abundant natural light and unobstructed views, and is equipped with both lighting and water connections.
Built using highly durable, efficient materials, the complex utilizes low-energy lighting in all common areas to ensure significant energy savings. Amenities include a fully equipped gym, a rooftop pool with a sun deck, a chill-out area, and a social club lounge perfect for large gatherings with friends or family.
The interior maximizes the property's orientation with large windows opening onto the terrace, ensuring natural light in every room. Features include impact-resistant acoustic insulation throughout, a video intercom system, solar panels, air conditioning, and premium finishes carefully selected to create an atmosphere of harmony and comfort.
The building was designed to meet modern standards, prioritizing high efficiency, energy savings, and low environmental impact.
The area is ideal for living; within walking distance, you will find public schools, high schools, supermarkets, and a variety of bars and restaurants. For sports enthusiasts, the beach is accessible via a bike path in just 10 minutes, or even a 30-minute walk. There are excellent transport links to Marbella town center and other parts of the municipality. Puerto Banús is just a 5-minute drive away, Marbella town center is 15 minutes away, and Aloha College is only a 10-minute drive.

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Features:

Features
Covered Terrace
Lift
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Gym
Solarium

Orientation
South West

Climate Control
Air Conditioning

Views
Sea
Panoramic
Urban
Street

Setting
Commercial Area
Beachside
Close To Sea
Town

Condition
Excellent
New Construction

Pool
Communal

Furniture
Not Furnished

Kitchen
Fully Fitted

Security
Gated Complex
Entry Phone

Parking
Underground
Garage
Private

Utilities
Electricity
Drinkable Water