



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

485,000 €

Reference: R5474782 Bedrooms: 3 Bathrooms: 2 Build Size: 110m² Terrace: 42m²





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.

Features:

Features

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

Views

Sea
Panoramic
Urban
Street

Pool

Communal

Security

Gated Complex
Entry Phone

Orientation

South West

Setting

Commercial Area
Beachside
Close To Sea
Town

Furniture

Not Furnished

Parking

Underground
Garage
Private

Climate Control

Air Conditioning

Condition

Excellent
New Construction

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water