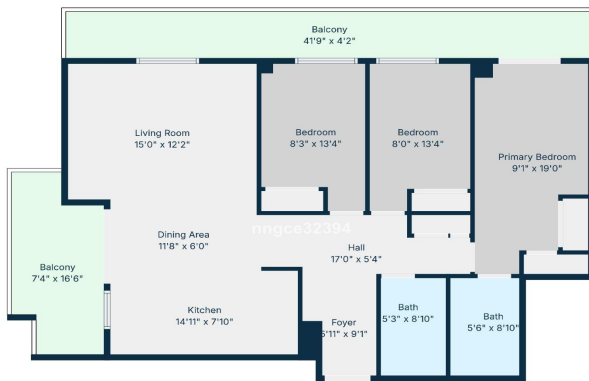




## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**549,900 €**

Reference: R5131015   Bedrooms: 3   Bathrooms: 2   Build Size: 150m<sup>2</sup>   Terrace: 30m<sup>2</sup>



TOTAL: 1639 sq. ft.  
1st Floor: 1030 sq. ft.  
EXCLUDED AREAS: BALCONY: 280 sq. ft., WALLS: 74 sq. ft.  
\*Floor Plan Created By: Clutchcase App. Measurements Do Not Include Clipping Materials But Not Guaranteed.





## Costa del Sol, Nueva Andalucía

Modern Mediterranean Living in Nueva Andalucía's Newest Luxury Enclave Experience a refined blend of Manhattan-inspired elegance and contemporary Mediterranean comfort in this beautifully appointed south-facing three-bedroom, 2-bathroom residence. Set within one of the most recent high-spec buildings in Nueva Andalucía, the home offers an elevated lifestyle with a welcoming double-height lobby, concierge service, landscaped gardens, and exceptional amenities at your doorstep. The apartment features open-plan interiors with floor-to-ceiling glazing, a sleek integrated kitchen, and direct access to two generous terraces capturing soft sunlight and partial views of the golf course and surrounding mountains. The layout provides three spacious bedrooms and modern bathrooms, designed to offer both privacy and comfort. A curated furniture package, mirroring the current presentation, is available for those seeking a ready-to-enjoy home or an effortless rental investment. Residents benefit from exclusive on-site facilities, including a panoramic rooftop swimming pool, a private fitness studio, serene garden areas, and full concierge support. The property also includes underground parking and a secure storage room. The location is one of the development's greatest assets. Step outside into a vibrant and walkable new district with cafés, boutiques, supermarkets, and a lively pedestrian boulevard. Parks, a local padel club, and the Centro Polivalente for wellness, culture, and community events are all a short stroll away. Puerto Banús and the beach are reached within five minutes, bringing the best of Marbella's lifestyle within effortless reach. A standout residence for those seeking a stylish primary home, a luxury retreat, or a premium investment in one of Marbella's most sought-after areas.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Wood Flooring  
Bar  
Domotics  
Day Care  
Staff Accommodation  
Near Church

### Views

Sea  
Mountain  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Orientation

South

### Setting

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

### Furniture

Fully Furnished  
Not Furnished  
Part Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Cheap  
Off Plan

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
Covered  
Communal  
More Than One



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Resale  
Contemporary