



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

475,000 €

Reference: R5191663 Bedrooms: 3

Bathrooms: 2

Build Size: 93m<sup>2</sup>

Terrace: 26m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Incredible opportunity in Nueva Andalucía, Costa del Sol. Enjoy the charm of purchasing a property delivered this very year, while paying only 7% ITP instead of 10%. This spectacular apartment offers stunning panoramic views of the sea, the city, and the future landscaped community gardens. Ideal as a first home or as an investment, since its value continues to appreciate year after year. The property features 3 bedrooms and 2 bathrooms (one en-suite), with a built area of 100 m² and a 20 m² south-facing terrace, perfect for enjoying the sun and the views. The condition is excellent, with modern, high-quality finishes, and it belongs to a new and secure gated community. It comes with air conditioning, a fully equipped kitchen, laundry area, storage room, lift, and an underground parking space. The community areas are truly exceptional, featuring a spectacular rooftop infinity pool with breathtaking sea views, as well as a communal pool and children's pool. There's also a modern gym with an outdoor terrace, ideal for working out, relaxing, or even working in a peaceful environment. The location is unbeatable — close to golf courses, the sea, the city, schools, shopping areas, and the marina. This is a unique opportunity to live in one of the most exclusive areas of the Costa del Sol, or to invest with total confidence in a property that will continue to increase in value.





## **Features:**

**Features** Orientation **Climate Control Covered Terrace** South Air Conditioning

Lift

**Near Transport Private Terrace** Storage Room **Ensuite Bathroom Double Glazing Fitted Wardrobes** 

Gym

**Utility Room Basement** 

**Views Setting** Condition Commercial Area Excellent Sea **New Construction** 

Close To Golf **Panoramic** Garden Urbanisation Close To Sea

Close To Town Close To Schools Close To Marina

**Pool Furniture** Kitchen Communal Not Furnished **Fully Fitted** Children's Pool

Garden Security **Parking** Communal **Gated Complex** Underground

> Safe Garage **Private**

Category Investment Bargain Resale