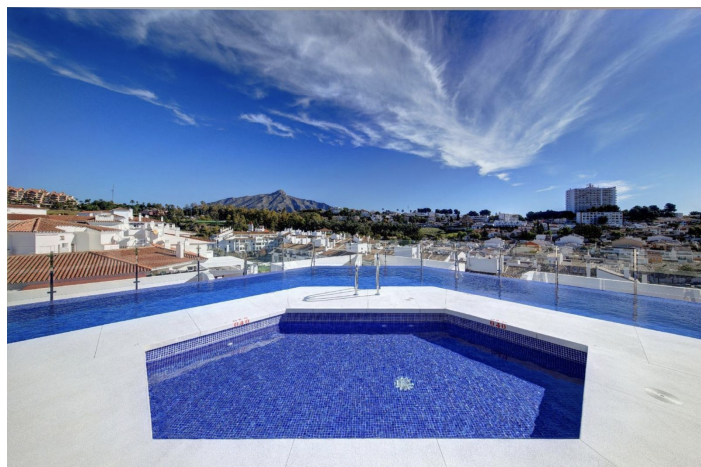




## Tussenverdieping Appartement te koop in Nueva Andalucía, Marbella

479.000 €

Referentie: R5258161 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 110m<sup>2</sup> Terras: 22m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Stunning New-Build Apartment in Nueva Andalucía, Marbella – Luxurious Living with Rooftop Infinity Pool and Sea Views Embrace contemporary elegance in this spacious new-build apartment in Nueva Andalucía, Marbella's prestigious 'Golf Valley' on the Costa del Sol – a vibrant enclave renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the glamorous Puerto Banús marina with its designer boutiques, yacht-filled harbour, and fine dining. This prime location offers effortless access to top international schools such as Laude San Pedro and Aloha College, premium shopping, pristine beaches, and the A-7 motorway for quick trips to Estepona or Málaga Airport – ideal for families or investors in a market where new-build apartments have seen 15% price growth in 2025, averaging €4,500-€6,000/m<sup>2</sup> with strong rental yields of 6-11% amid high demand for luxury properties. Spanning 100 m<sup>2</sup> of bright, open-plan living space with a 22 m<sup>2</sup> south-facing terrace perfect for sunny breakfasts or family evenings, this residence features three generous bedrooms (one with en-suite bathroom), two modern bathrooms, a fully equipped kitchen with independent laundry, and air conditioning throughout. The secure gated community with lift access ensures convenience and peace of mind, while residents enjoy exceptional amenities: a rooftop infinity pool with stunning sea views, a children's pool, landscaped gardens, and a modern gym with outdoor terrace – ideal for workouts or remote working with Mediterranean breezes. This turnkey property, complete with underground parking and storage, is ready for immediate enjoyment or lucrative rentals in Marbella's thriving scene. Contact us today to arrange a viewing and secure your slice of paradise!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Sportschool  
Bijkeuken  
Restaurant op locatie  
Buurt van een kerk  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Weids  
Garden Views  
binnenplaats Bekeken  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Zonorientatie

zuiden

### Ligging

Commerciële omgeving  
Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Stad  
Dichtbij jachthaven

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Deurbel met intercom

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats