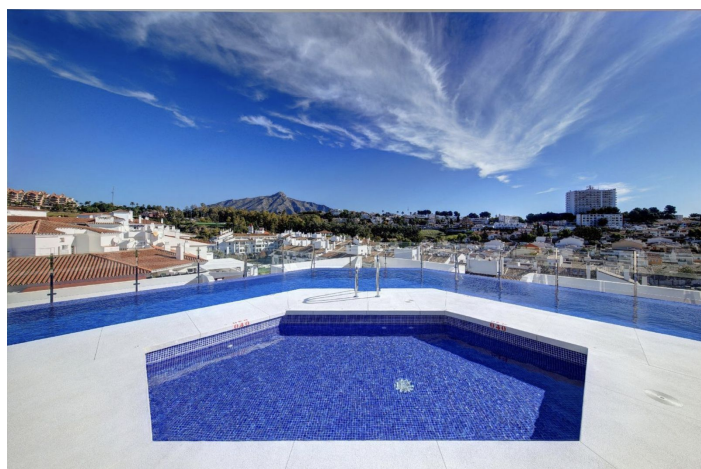




## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**479.000 €**

Reference: R5258161   Bedrooms: 3   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 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!



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Wifi  
Spor salonu  
Kamu hizmeti odası  
Sitede restoran  
Kilise yakınında  
Fiber optik  
Hareketliliği azaltılmış kişiler için erişim

### Görüşler

Panoramik  
Bahçe  
Avlu  
Kentsel

### Havuz

Ortak  
Çocukların havuzu

### Bahçe

Ortak

### Oryantasyon

Güney

### Ayar

Ticari alan  
Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın  
Şehir  
Marina'ya yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### İklim kontrolü

Klima

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Garaj  
Özel  
Kapalı