



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

**1,200,000 €**

Reference: R4967110   Bedrooms: 3   Bathrooms: 4   Build Size: 185m<sup>2</sup>   Terrace: 58m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Turnkey investment opportunity with transferable tourist license and proven rental income. Ideal for short- and long-term rentals or as a permanent residence. This elegant and spacious 3-bedroom, 3-bathroom en-suite apartment offers comfort and quality living in Nueva Andalucía, within walking distance to Centro Plaza and Puerto Banús. Located on the second floor with partial lift access, the property benefits from generous proportions and excellent natural light. It comprises three en-suite bedrooms, an additional guest toilet, a fully equipped kitchen, and a separate laundry room. The apartment features bright, open living areas and a practical layout designed for everyday comfort. A large L-shaped terrace offers panoramic views with partial views of the Mediterranean Sea. The urbanization includes a communal swimming pool, completing this attractive property.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Private Terrace		Central Heating
Marble Flooring		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Commercial Area	Good
Mountain	Close To Golf	
Garden	Urbanisation	
Pool	Close To Shops	
	Town	
<b>Pool</b>	<b>Kitchen</b>	<b>Utilities</b>
Communal	Fully Fitted	Electricity
		Drinkable Water
<b>Category</b>		
Holiday Homes		
Investment		