



**R5131015**

📍 Nueva Andalucía

REF# R5131015 **599.900 €**

BEDS	BATHS	BUILT	TERRACE
3	2	150 m <sup>2</sup>	30 m <sup>2</sup>

Modern Mediterranean Living – 5 Minutes from Puerto Banús & the Beach

Discover this brand new south-facing 3-bedroom, 3-bathroom apartment, ideally located in the heart of Nueva Andalucía — just minutes from Marbella's golden beaches and the vibrant energy of Puerto Banús.

Set within a stylish new urban enclave, this home blends luxury, convenience, and lifestyle. Enjoy open-plan living with floor-to-ceiling windows, a sleek kitchen, and seamless access to two spacious terraces with partial golf and mountain views — perfect for outdoor dining or relaxing in the sun.

3 bedroom, 2 bathrooms, ensuring comfort and privacy, while high-end finishes and contemporary design elevate every space. \*Furniture package available as shown,\* offering a turnkey solution for immediate enjoyment or rental.

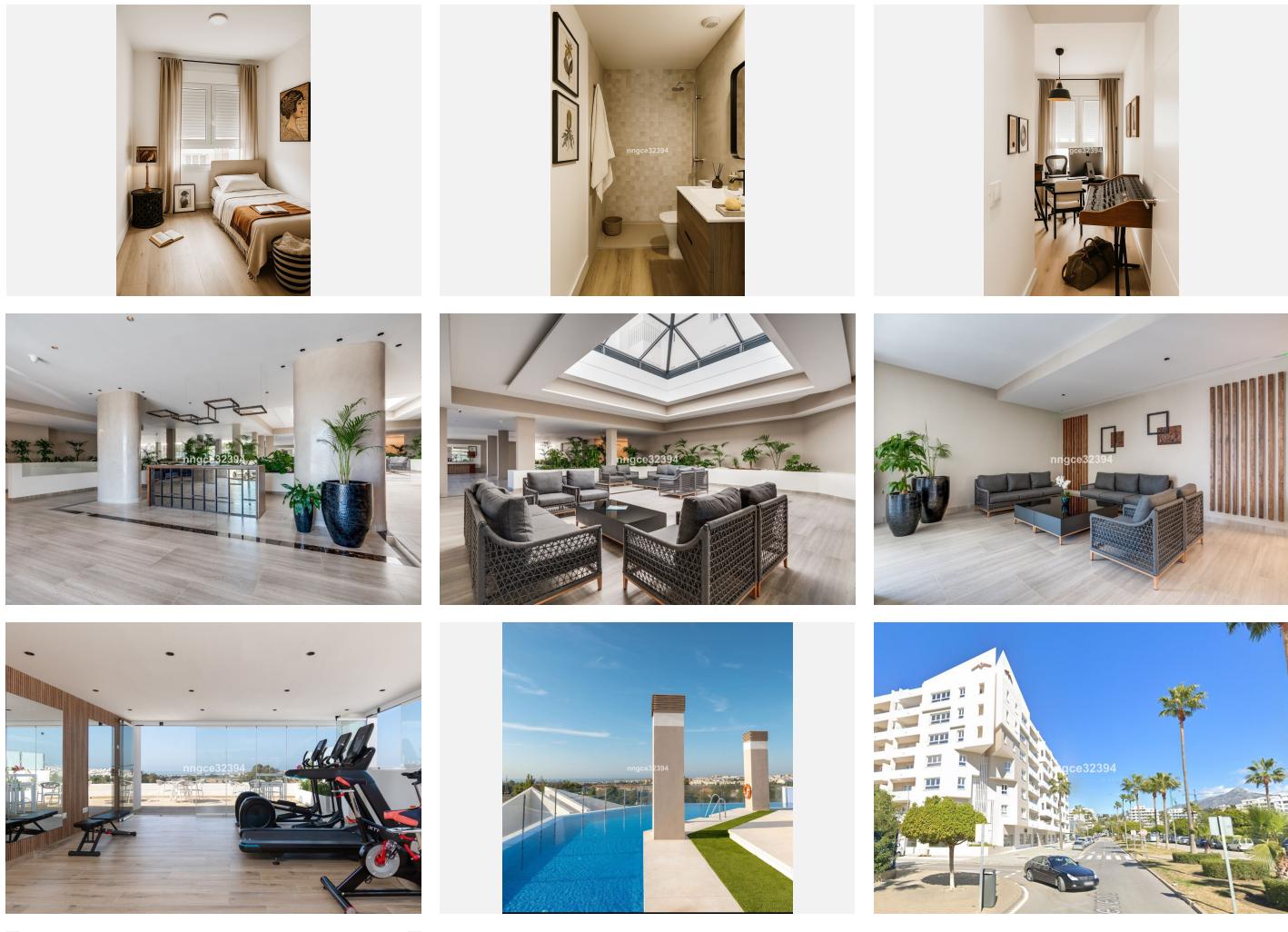
Premium amenities include:

\*Rooftop pool with panoramic views

- \* Private residents' gym
- \* Landscaped communal gardens
- \* 24-hour concierge and security
- \* Underground parking and storage

Step outside to a dynamic new neighborhood with cafés, boutiques, supermarkets, and a vibrant pedestrian zone. Nearby, enjoy parks, a padel club, and the Centro Polivalente — a hub for wellness, culture, and events.

Whether you're looking for a permanent home, luxury getaway, or smart investment, this is contemporary Marbella living at its finest.



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EXCLUDED AREA: BALCONY: 280 sq. ft. TOTAL: 74 sq. ft.