



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R5295856 **379.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
1	1	92 m <sup>2</sup>	1 m <sup>2</sup>	75 m <sup>2</sup>

### MARBELLA / NUEVA ANDALUCÍA

Welcome to this spacious 1-bedroom, 1-bathroom corner apartment with an extra-large south-facing terrace with sea views. With the potential to be converted into a 2-bedroom, 2-bathroom home. A neighbour has already completed a stunning renovation of an identical unit — photos available on request.

Ideally located just a 5-minute drive from Puerto Banús, and within walking distance to shops, the renowned Marbella Real Gym, and its popular paddle tennis club.

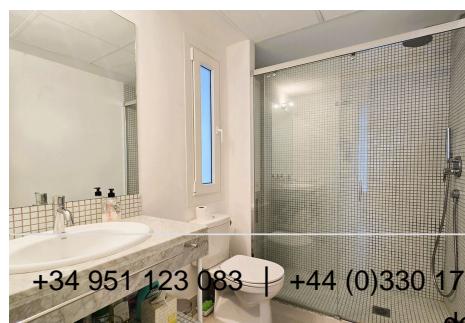
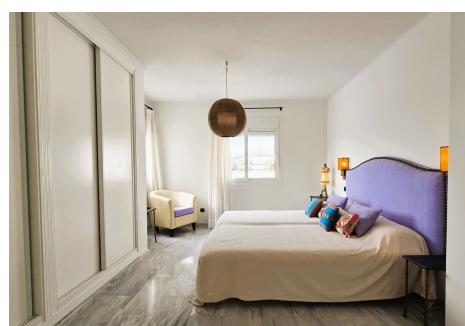
The apartment offers a bright and airy layout, featuring an entrance hall, a generous kitchen, a large living room, and a double bedroom with an en-suite bathroom. Natural light flows throughout the property, enhancing the sense of space.

The true highlight is the impressive L-shaped terrace — perfect for entertaining guests, hosting gatherings, or simply sunbathing in complete privacy while enjoying sea and pool views.

The price includes a storage room and an underground parking space.

The residential complex boasts excellent facilities, including landscaped gardens, a children's playground, a basketball/football court, two large swimming pools plus a children's pool, and paddle tennis courts.

A fantastic opportunity in one of Marbella's most sought-after areas — contact us today for more information or to arrange a viewing.



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