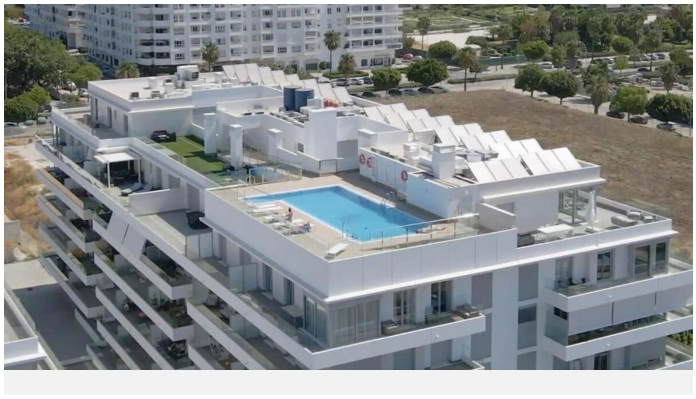
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R5474782

Nueva Andalucía

REF# R5474782 460.000 €

BEDS	BATHS	BUILT	TERRACE
3	2	110 m²	42 m²

This magnificent, brand-new home in the Jardines de Guadaiza development offers a modern, elegant lifestyle just minutes from Puerto Banús and Marbella's beaches.
It features three bedrooms with fitted wardrobes, two bathrooms, a fully equipped separate kitchen, a laundry area, and a private garage and storage room. The terrace—enclosed with glass—allows for abundant natural light and unobstructed views, and is equipped with both lighting and water connections.
Built using highly durable, efficient materials, the complex utilizes low-energy lighting in all common areas to ensure significant energy savings. Amenities include a fully equipped gym, a rooftop pool with a sun deck, a chill-out area, and a social club lounge perfect for large gatherings with friends or family.
The interior maximizes the property's orientation with large windows opening onto the terrace, ensuring natural light in every room. Features include impact-resistant acoustic insulation throughout, a video intercom system, solar panels, air conditioning, and premium finishes carefully selected to create an atmosphere of harmony and comfort.
The building was designed to meet modern standards, prioritizing high efficiency, energy savings, and low environmental impact.
The area is ideal for living: within walking distance, you will find public schools, high schools, supermarkets,

and a variety of bars and restaurants. For sports enthusiasts, the beach is accessible via a bike path in just 10 minutes, or even a 30-minute walk. There are excellent transport links to Marbella town center ?and ?other ?parts ?of ?the municipality. ?Puerto Banús is ?just a ?5-minute drive ?away, ?Marbella town center ?is 15 ?minutes away, and ?Aloha ?College ?is ?only ?a ?10-minute ?drive.









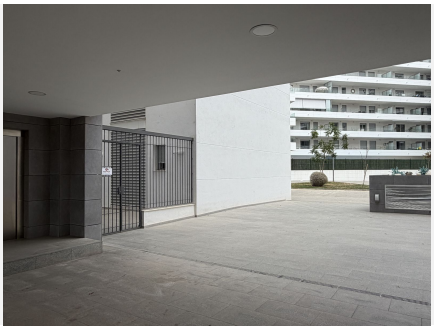


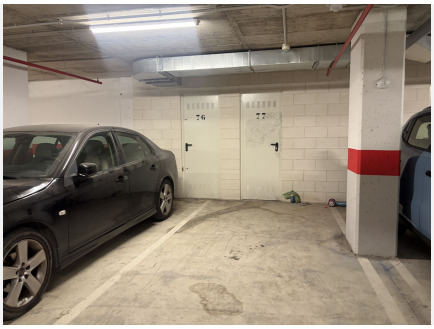
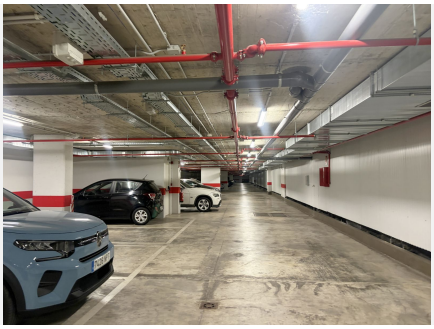


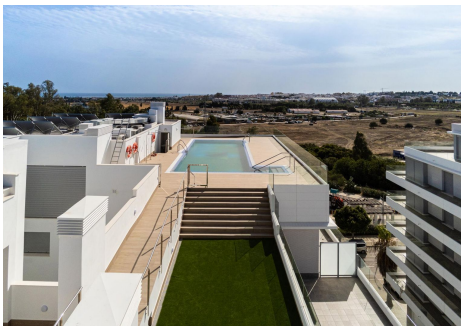
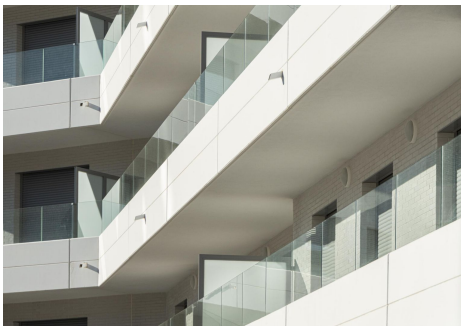

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

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