



MIDDLE FLOOR APARTMENT 3 BEDROOMS 3 BATHROOMS IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5431468 629.000 €

BEDS

3

BATHS

3

BUILT

123 m²

TERRACE

30 m²

Located in the heart of Nueva Andalucía, just minutes from Puerto Banús, this bright and spacious three-bedroom apartment offers an easy and enjoyable lifestyle in one of Marbella's most popular residential areas. Surrounded by golf courses, restaurants, cafés, international schools, and everyday amenities, it is perfectly positioned for both permanent living and holidays on the Costa del Sol.

Set within a well-maintained gated community with mature gardens and a communal swimming pool, the apartment enjoys a peaceful setting while remaining close to everything that makes Nueva Andalucía such a sought-after location. The beaches, marina, beach clubs, and designer boutiques of Puerto Banús are just a short walk or drive away, while Marbella town centre, San Pedro de Alcántara, and several renowned golf courses are all within easy reach.

Inside, the apartment feels bright, welcoming, and comfortable. Its south-facing orientation allows natural light to flow through the living spaces throughout the day, creating a warm and relaxed atmosphere. The

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spacious living and dining room centres around a fireplace, adding character to the room and making it equally inviting during the cooler months.

Large doors lead directly onto a generous 30m² terrace, creating a natural extension of the living space. Partially covered, it can be enjoyed throughout the year, whether for outdoor dining, relaxing with a book, or spending time with family and friends in Marbella's excellent climate.

The kitchen is practical and well-equipped, with integrated appliances, a breakfast area, and a separate utility and storage space that adds everyday convenience.

The apartment offers three well-proportioned bedrooms and three bathrooms, making it an ideal home for families, those who regularly host guests, or anyone looking for extra space. The principal bedroom benefits from an en-suite bathroom, while the additional bedrooms are bright, comfortable, and thoughtfully laid out.

One of the biggest attractions of this property is its location. Nueva Andalucía remains one of Marbella's most desirable areas thanks to its combination of convenience and lifestyle. Residents can enjoy easy access to championship golf courses, tennis clubs, wellness centres, restaurants, beach clubs, and some of the coast's best shopping and dining, all within minutes of the property.

The apartment is ready to move into and offers plenty of potential for a new owner to update or personalise over time if desired. Whether you're looking for a comfortable family home, a lock-up-and-leave holiday property, or a solid investment in a prime Marbella location, this apartment offers space, convenience, and an excellent lifestyle in the heart of Nueva Andalucía.



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