



## APARTMÁN VE STŘEDNÍM PATE 3 LOŽNICE

📍 Nueva Andalucía

**REF# R4592530 – 683.000€**



3

Ložnice



2

Koupelny



146 m<sup>2</sup>

Built



60 m<sup>2</sup>

Terrace

Welcome to your new home in the exclusive area of Nueva Andalucía, Costa del Sol.

This modern new build flat is ready to be released, offering a unique opportunity to enjoy comfort and elegance in a select environment. Located in an area surrounded by luxurious villas and exclusive urbanisations, this ground floor apartment has 3 bedrooms and 2 bathrooms, comprising a total of 110 square metres inside, complemented by a splendid terrace of 60 square metres.

Its strategic location allows for quick access to amenities by car, only 6 minutes away from several schools

and close to the sought-after towns of Puerto Banús and Marbella, providing the possibility to enjoy the coastal life and its exquisite amenities.

The property comes with an underground parking space and storage room, forming part of an exclusive residential complex consisting of 10 blocks and 70 flats of 2 and 3 bedrooms. It offers spacious terraces with panoramic views of the Mediterranean Sea and direct access to the solarium in the duplex penthouses.

These homes are delivered fully equipped with high quality materials and luxury finishes, ready to move into from day one. The gated community guarantees 24-hour security, extensive communal areas including two swimming pools, solarium area, tropical gardens and a gymnasium for the enjoyment of its residents.

It also enjoys a privileged natural environment, close to the Golf Valley with prestigious golf courses such as Los Naranjos, Las Brisas and Aloha, as well as the proximity to the enchanting Lago de Las Tortugas. Its strategic location guarantees easy access to the AP 7 motorway, proximity to golf courses, Puerto Banús, the beach and only 40 minutes from Malaga international airport.

In short, this property offers a perfect combination of comfort, exclusivity, quality and a distinguished lifestyle in one of the most sought after areas of the Costa del Sol, your oasis of tranquillity and luxury awaits you in this coastal paradise!





