



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4722274 – 369.900€**

IBI

795 €/YEAR

Garbage

180 €/YEAR

Community

1080 €/YEAR



3

Beds



2

Baths



103 m<sup>2</sup>

Built



9 m<sup>2</sup>

Terrace

This magnificent apartment for sale in Nueva Andalucía offers a unique opportunity to reside in one of the most privileged areas of the Costa del Sol. With a south-facing orientation that bathes the property in natural light, this 111-square-meter home features 3 bedrooms and 2 bathrooms, distributed with

impeccable and elegant design.

Upon entering, you are welcomed by a spacious and bright living room adorned with floating parquet floors and double-glazed windows that flood the interior with natural light. The furnished kitchen, equipped with modern appliances, is both functional and stylish. Additionally, the apartment is equipped with centralized air conditioning (hot/cold), automatic blinds, awnings, and built-in wardrobes, ensuring comfort and practicality in daily life.

The highlight of this property is undoubtedly its terrace, offering stunning unobstructed views of the surrounding landscape and the sea, sure to steal your heart. Impeccably maintained, this property guarantees both durability and style with its excellent finishes.

Located in the exclusive Albatros 7 residential complex, the community offers lush green gardens and a communal pool on the building's terrace, perfect for enjoying the sun year-round. Included in the price is a parking space, with the added convenience of wheelchair access, making it suitable for people with reduced mobility.

The location is unbeatable, close to essential services, shops, and just a 20-minute drive from the beach. San Pedro de Alcántara and Puerto Banús, two of the most exclusive areas of the Costa del Sol, are also conveniently located just 5 minutes away. This property not only offers a home but a luxurious lifestyle in the heart of the Costa del Sol.





