



## MIDDLE FLOOR APARTMENT WITH 1 BEDROOM

📍 Nueva Andalucía

**REF# R4858591 – 265.000€**

IBI

29 €/YEAR

Garbage

23 €/YEAR

Community

3864 €/YEAR



1  
Beds



1  
Baths



78 m<sup>2</sup>  
Built

Discover the perfect blend of comfort and convenience in this stunning apartment located in the heart of Nueva Andalucía, Marbella. Just a five-minute drive from the vibrant Puerto Banús and the sun-kissed beaches, this property offers an ideal retreat for those seeking both relaxation and excitement. The

apartment features a spacious bedroom and a bright living room that seamlessly integrates with an open-plan American kitchen, creating a welcoming atmosphere for entertaining or unwinding after a day in the sun. The recently renovated space boasts high-quality finishes, ensuring a modern and stylish living experience.

Every detail of this apartment has been meticulously upgraded, with new pipes, electrical systems, windows, doors, and insulation, providing peace of mind and energy efficiency. The bathroom is elegantly designed, while the glazed terrace offers a serene spot to enjoy your morning coffee or evening sunsets. The apartment comes fully furnished with brand-new furniture and appliances, making it move-in ready for you or your guests. The thoughtful layout maximizes space and light, making it a perfect sanctuary in the bustling Marbella area.

The property is situated within a quiet urbanization that prioritizes security, featuring surveillance cameras for added peace of mind. Residents can take advantage of the community amenities, including a garage, lush garden, and a refreshing pool, perfect for those warm Mediterranean days. With two lifts servicing the building and the apartment located on the third floor, accessibility is a breeze. This apartment is not just a home; it's a lifestyle choice that combines luxury, convenience, and tranquility in one of the most sought-after locations on the Costa del Sol.

