



Middle Floor Apartment in Nueva Andalucía

Bedrooms

3

Bathrooms

2

Built

126m2

Terrace

30m2

R5116612

**Middle Floor
Apartment**

Nueva Andalucía

495.000€

Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center. Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze. Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate. Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design. Community Amenities: - Panoramic rooftop swimming pool with views of Gibraltar - Fully equipped residents' gym and modern coworking space - Secure underground parking and private storage room - Energy-efficient construction with sustainable features Comfortable Location close to San Pedro Old Town. - Walking distance to schools, amenities

and restaurants - Excellent access to major roadways and public transportation Move-in ready and perfectly positioned for lifestyle and value.

Access for people with reduced mobility

Double Glazing

Private Terrace

Access for people with reduced mobility

Gym

Solarium

Domotics

Lift

Utility Room