

# ALL IN real estates



## Middle Floor Apartment in Nueva Andalucía

Bedrooms **3** Bathrooms **2** Built **93m2** Terrace **0m2**

**R5253514**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**402.000€**

Bright and Well-Maintained Apartment for Sale in Nueva Andalucía – Marbella Discover this luminous and impeccably cared-for apartment in the exclusive Nueva Andalucía district of Marbella, the heart of the ‘Golf Valley’; on the sun-drenched Costa del Sol – a prestigious area renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the glamorous Puerto Banús marina with its designer boutiques, yacht-filled harbour, and vibrant nightlife. This prime location offers a quiet, sunny setting ideal for year-round living, a second home, or investment, with supermarkets, restaurants, beaches, and public transport all within a short walk – perfect for embracing over 300 sunny days a year in a market where 3-bedroom apartments average €500,000-€950,000 and see 10-15% annual growth. Spanning 93 m<sup>2</sup> of functional space on the first floor (no lift), this bright apartment boasts a practical layout with three spacious bedrooms featuring fitted wardrobes, two modern bathrooms, a generous living-dining room. Fully equipped and ready to move in, it includes air conditioning throughout, ensuring comfort in Marbella’s mild climate. This versatile property is a superb opportunity for family living, a holiday retreat, or holiday rentals in Nueva Andalucía’s booming market – contact us today to arrange a viewing!

Double Glazing  
Fiber Optic  
Near Transport

Double Glazing  
Fitted Wardrobes  
WiFi

Ensuite Bathroom  
Near Church  
Wood Flooring