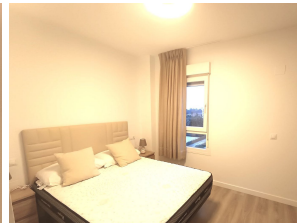


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Middle Floor Apartment in Nueva Andalucía

Bedrooms **3** Bathrooms **2** Built **110m²** Terrace **22m²**

R5258161

**Middle Floor
Apartment**

Nueva Andalucía

505.000€

Stunning New-Build Apartment in Nueva Andalucía, Marbella – Luxurious Living with Rooftop Infinity Pool and Sea Views Embrace contemporary elegance in this spacious new-build apartment in Nueva Andalucía, Marbella's prestigious Golf Valley on the Costa del Sol – a vibrant enclave 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 fine dining. This prime location offers effortless access to top international schools such as Laude San Pedro and Aloha College, premium shopping, pristine beaches, and the A-7 motorway for quick trips to Estepona or Málaga Airport – ideal for families or investors in a market where new-build apartments have seen 15% price growth in 2025, averaging €4,500-€6,000/m² with strong rental yields of 6-11% amid high demand for luxury properties. Spanning 100 m² of bright, open-plan living space with a 22 m² south-facing terrace perfect for sunny breakfasts or family evenings, this residence features three generous bedrooms (one with en-suite bathroom), two modern bathrooms, a fully equipped kitchen with independent laundry, and air conditioning throughout. The secure gated community with lift access ensures convenience and peace of mind, while residents enjoy exceptional amenities: a rooftop infinity pool with stunning sea views, a children's pool, landscaped gardens, and a modern gym with outdoor terrace

– ideal for workouts or remote working with Mediterranean breezes. This turnkey property, complete with underground parking and storage, is ready for immediate enjoyment or lucrative rentals in Marbella's thriving scene. Contact us today to arrange a viewing and secure your slice of paradise!

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Gym	Lift
Near Church	Near Transport	Private Terrace
Restaurant On Site	Storage Room	Utility Room
WiFi		