

# ALL IN

real estates



## Middle Floor Apartment in Nueva Andalucía

Bedrooms **1** Bathrooms **1** Built **90m2** Terrace **70m2**

**R5295856**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**369.000€**

MARBELLA / NUEVA ANDALUCÍA Welcome to this spacious 1-bedroom, 1-bathroom corner apartment with an extra-large south-facing terrace with sea views. With the potential to be converted into a 2-bedroom, 2-bathroom home. A neighbour has already completed a stunning renovation of an identical unit — photos available on request. Ideally located just a 5-minute drive from Puerto Banús, and within walking distance to shops, the renowned Marbella Real Gym, and its popular paddle tennis club. The apartment offers a bright and airy layout, featuring an entrance hall, a generous kitchen, a large living room, and a double bedroom with an en-suite bathroom. Natural light flows throughout the property, enhancing the sense of space. The true highlight is the impressive L-shaped terrace — perfect for entertaining guests, hosting gatherings, or simply sunbathing in complete privacy while enjoying sea and pool views. The price includes a storage room and an underground parking space. The residential complex boasts excellent facilities, including landscaped gardens, a children's playground, a basketball/football court, two large swimming pools plus a children's pool, and paddle tennis courts. A fantastic opportunity in one of Marbella's most sought-after areas — contact us today for more information or to arrange a viewing.

Covered Terrace  
Ensuite Bathroom  
Marble Flooring  
Satellite TV  
WiFi

Covered Terrace  
Fitted Wardrobes  
Paddle Tennis  
Storage Room

Double Glazing  
Lift  
Private Terrace  
Utility Room