



## Middle Floor Apartment in Nueva Andalucía

Bedrooms

**3**

Bathrooms

**3**

Built

**108m<sup>2</sup>**

Terrace

**33m<sup>2</sup>**

**R5292508**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**775.000€**

Charming 3-Bedroom, 3-Bathroom Apartment in the Heart of Nueva Andalucía — Location, Comfort & Style! Former 2 bedroom+ 2 bathroom apartment that's been turned into a 3 + 3. If location is everything, this gem in a stunning terracotta-colored urbanisation in Nueva Andalucía absolutely delivers! Nestled in a beautifully maintained gated community surrounded by lush gardens, a sparkling pool, and a kids' playground, this first-floor apartment perfectly blends peace and convenience. Step inside to a welcoming hallway flanked by two bedrooms and a bathroom. The smaller of these two bedrooms, ideal for guests or children, comes with a cute en-suite bathroom. The real heart of the home? The inviting living room with a fireplace, seamlessly connected to an open kitchen—perfect for preparing everything from quick breakfasts to gourmet dinners. At the end of the living space, you'll find a covered terrace with clever folding windows, turning this spot into a cozy dining room or hangout space, no matter the season. The master bedroom is a true retreat, flooded with natural light and boasting its own private balcony with beautiful views of Marbella's iconic La Concha mountain—a daily dose of inspiration! But wait, head upstairs and you hit the jackpot: a huge west-facing rooftop terrace where the sun loves to linger all afternoon, setting the perfect scene for spectacular sunsets. Complete with a built-in barbecue, sink, and handy cabinets concealing laundry essentials, this terrace screams: let's entertain! And another

great feature? An underground parking space so you never worry about finding a spot. Now, let's talk location — it simply can't be beat. You're just a leisurely stroll from all kinds of shops, tasty eateries, and vibrant local life. Plus, the buzzing centers of Marbella and Puerto Banús are only a short drive away, putting the best of the Costa del Sol right at your fingertips.

Barbeque  
Double Glazing  
Lift  
Private Terrace

Barbeque  
Ensuite Bathroom  
Marble Flooring  
Storage Room

Covered Terrace  
Fitted Wardrobes  
Near Transport