



Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **250m2** Terrace **132m2**

R5438905

**Middle Floor
Apartment**

Nueva Andalucía

975.000€

Discover this exceptional apartment for sale in Los Arrayanes, one of the most sought-after gated communities in Nueva Andalucía, Marbella. Combining generous indoor living with an outstanding outdoor lifestyle, this beautifully maintained apartment offers a rare opportunity to own one of the most unique homes within the development. What truly sets this property apart is its spectacular terrace. As one of only two apartments in the entire Los Arrayanes complex to benefit from an exclusive additional corner terrace, it offers a level of outdoor space rarely found in the community. Currently designed to accommodate a private jacuzzi, this unique feature creates the perfect setting for relaxation and entertaining. With multiple seating areas, you can enjoy sunshine throughout the day or retreat into the shade whenever you prefer, making the terrace a true extension of the living space. The apartment retains its original interior, reflecting the quality of its construction, and has been meticulously maintained to an excellent standard by its first and only owners. A brand-new air conditioning system has recently been installed, ensuring year-round comfort and energy-efficient climate control. The spacious open-plan living and dining area flows effortlessly onto the terrace, creating a bright and inviting atmosphere. The well-proportioned kitchen is practical and functional, while both bedrooms are generously sized, with the primary suite enjoying its own en-suite bathroom. The thoughtful layout provides comfortable living, whether as a permanent

residence, holiday home, or investment property. The property also includes a large underground garage space, offering easy access and ample room for both a vehicle and additional storage. Los Arrayanes is a prestigious contemporary urbanisation renowned for its striking architecture, beautifully landscaped tropical gardens, and exceptional residents' facilities. For added peace of mind, the urbanisation also benefits from a security guard on duty during the nights. Owners enjoy access to two beautifully maintained swimming pools, a superbly equipped gym, and immaculate communal areas, all of which create a peaceful, exclusive, resort-style atmosphere. Situated in the heart of Nueva Andalucía, often referred to as Marbella's Golf Valley, the location is second to none. Surrounded by some of the Costa del Sol's finest golf courses and just minutes from Puerto Banús, beautiful beaches, international schools, restaurants, cafés, and a wide range of amenities, Nueva Andalucía continues to be one of the most desirable residential areas on the Costa del Sol. This 2-bedroom apartment represents a rare opportunity to purchase a distinctive home in Los Arrayanes, Nueva Andalucía, with a truly exceptional terrace that makes it one of the standout properties within the entire community. Offering space, privacy, quality, and an unbeatable location, it perfectly combines luxury living with the relaxed Mediterranean lifestyle.

Covered Terrace
Gym
Marble Flooring

Covered Terrace
Jacuzzi
Private Terrace

Fitted Wardrobes
Lift
Storage Room