



## Middle Floor Apartment in Nueva Andalucía

Bedrooms

**3**

Bathrooms

**3**

Built

**105m2**

Terrace

**30m2**

**R5463175**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**955.000€**

Stunning Sea-View Apartment in Cumbres del Rodeo, Nueva Andalucía Tourist licence in place Beautifully refurbished apartment with breathtaking panoramic sea and mountain views, located in the sought-after Cumbres del Rodeo urbanisation in Nueva Andalucía. South-southwest orientation ensures excellent natural light throughout the day. Key Features 3 bedrooms (2 spacious en-suite) Master bedroom with walk-in closet, en-suite bathroom and direct terrace access Third bedroom ideal as children's room or home office Guest toilet Bright open-plan living area with stunning views from the moment you enter Fully furnished with elegant wooden floors throughout Covered terrace / private terrace and balcony Fully fitted kitchen Laundry room Air conditioning + central heating Underfloor heating in bathrooms Double glazing and glass doors Fitted wardrobes Underground parking space included Tourist licence in place Recently renovated / refurbished – excellent condition and move-in ready Urbanisation & Location Set within a gated, beautifully maintained community with lush mature gardens, large pool area, lift, video entrance and surveillance cameras. Walking distance to all amenities, close to restaurants, shops, schools, golf courses, the beach and the centre of Nueva Andalucía / Puerto Banús area. An exceptional property combining panoramic sea views, modern comfort and strong rental potential in one of Marbella's most desirable residential areas. Viewing highly recommended.

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Near Transport

Access for people with reduced mobility

Ensuite Bathroom

Lift

Private Terrace

Covered Terrace

Fiber Optic

Near Church

Utility Room