



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

479,000 €

Reference: R5258161 Bedrooms: 3 Bathrooms: 2 Build Size: 110m<sup>2</sup> Terrace: 22m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

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 m<sup>2</sup> of bright, open-plan living space with a 22 m<sup>2</sup> 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!





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift

Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes

WiFi Gym

Utility Room Restaurant On Site

Near Church Fiber Optic

Access for people with reduced

mobility

ViewsSettingConditionPanoramicCommercial AreaExcellent

Garden Close To Golf
Courtyard Close To Port
Urban Urbanisation
Close To Sea
Close To Shops
Close To Schools

Town

Close To Marina

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Children's Pool

GardenSecurityParkingCommunalGated ComplexUnderground

Entry Phone Garage

Private Covered