



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

**799,000 €**

Reference: R5273944   Bedrooms: 5   Bathrooms: 4   Build Size: 229m<sup>2</sup>   Terrace: 47m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 229 m<sup>2</sup> built and also includes an additional 47 m<sup>2</sup> space, ideal for expanding the home according to your needs and making a total of 276 m<sup>2</sup> built plus 150m<sup>2</sup>+ gardens. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras.



## Features:

| Features           | Orientation      | Climate Control  |
|--------------------|------------------|------------------|
| Covered Terrace    | South            | Air Conditioning |
| Near Transport     | South West       | Cold A/C         |
| Private Terrace    |                  | Hot A/C          |
| Storage Room       |                  | Fireplace        |
| Ensuite Bathroom   |                  |                  |
| Marble Flooring    |                  |                  |
| Fitted Wardrobes   |                  |                  |
| WiFi               |                  |                  |
| Gym                |                  |                  |
| Guest Apartment    |                  |                  |
| Utility Room       |                  |                  |
| Bar                |                  |                  |
| Restaurant On Site |                  |                  |
| Near Mosque        |                  |                  |
| Views              | Setting          | Condition        |
| Sea                | Close To Golf    | Good             |
| Mountain           | Close To Port    |                  |
| Panoramic          | Urbanisation     |                  |
| Garden             | Close To Sea     |                  |
| Pool               | Close To Shops   |                  |
| Courtyard          | Close To Town    |                  |
|                    | Close To Schools |                  |
|                    | Close To Marina  |                  |
| Pool               | Furniture        | Kitchen          |
| Communal           | Optional         | Fully Fitted     |
| Children`s Pool    |                  |                  |
| Garden             | Security         | Parking          |
| Communal           | Gated Complex    | Communal         |
|                    | Entry Phone      |                  |
| Utilities          | Category         |                  |
| Electricity        | Holiday Homes    |                  |
| Drinkable Water    | Investment       |                  |
|                    | Bargain          |                  |
|                    | Cheap            |                  |
|                    | Golf             |                  |
|                    | Resale           |                  |