



Middle Floor Apartment for sale in Nueva Andalucía,  
Marbella

515,000 €

Reference: R5316049 Bedrooms: 3 Bathrooms: 2 Build Size: 126m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía

Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center.

Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze.

Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate.

Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design.

#### Community Amenities:

- Panoramic rooftop swimming pool with views of Gibraltar
- Fully equipped residents' gym and modern coworking space
- Secure underground parking and private storage room
- Energy-efficient construction with sustainable features

#### Comfortable Location close to San Pedro Old Town.

- Walking distance to schools, amenities and restaurants
- Excellent access to major roadways and public transportation

Move-in ready and perfectly positioned for lifestyle and value.



## Features:

### Features

Lift  
Private Terrace  
Double Glazing  
Solarium  
Gym  
Utility Room  
Domotics  
Access for people with reduced mobility

### Views

Sea  
Panoramic  
Urban  
Street

### Pool

Communal

### Security

Alarm System  
Electric Blinds

### Category

Investment  
Resale  
Contemporary

### Orientation

South West

### Setting

Close To Shops  
Close To Town  
Close To Schools  
Town

### Furniture

Not Furnished  
Optional

### Parking

Underground

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water