



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

770,000 €

Reference: R5163799

Bedrooms: 2

Bathrooms: 2 Build Size: 93m<sup>2</sup> Terrace: 42m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Your Dream Home in Marbella Awaits – Panoramic Views & Modern Living Step into luxury with this brand-new 2-bedroom apartment, perfectly positioned on a hillside overlooking the Viejo del Ángel lake, Marbella's glittering coastline, and lush golf courses. Just 5 km from Puerto Banús, this property blends tranquility with unbeatable access to Marbella's vibrant lifestyle, golf valley, and international connections. Built in 2024, this south-facing residence offers the very best of modern design: sun-drenched interiors, spacious terraces for outdoor living, and energy-efficient features that guarantee comfort and sustainability. Residents can enjoy a stunning communal pool and beautifully landscaped gardens — a private oasis in one of Spain's most desirable locations. Inside, the apartment offers 137 m² of total space (94 m² usable), with 2 generous bedrooms, 2 elegant bathrooms, a terrace, and a balcony. Added conveniences include fitted wardrobes, underground parking, a storeroom, and full accessibility for persons with reduced mobility. With its A-rated energy efficiency, year-round climate control, and a kitchen ready for your personal touch, this property is more than a home — it's a lifestyle investment.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift Cold A/C

Private Terrace Hot A/C
Storage Room
Ensuite Bathroom

Fitted Wardrobes WiFi

**Double Glazing** 

Utility Room
Domotics
Fiber Optic

ViewsSettingConditionSeaClose To GolfExcellent

Panoramic Urbanisation
Country Close To Sea
Pool Close To Shops
Lake Close To Town
Urban Close To Schools

PoolFurnitureKitchenCommunalFully FurnishedFully FittedGardenSecurityParking

Communal Gated Complex Underground

Landscaped Entry Phone Garage
Private

Covered Utilities Category

Electricity Holiday Homes

Golf Resale

Contemporary