



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

770,000 €

Reference: JNP5163799 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:**

Features Orientation Climate Control

Covered Terrace South Air Conditioning
Lift Cold A/C

Cold A/C Hot A/C

Storage Room Ensuite Bathroom

**Private Terrace** 

Double Glazing
Fitted Wardrobes

**Utility Room** 

WiFi

Fiber Optic Domotics

ViewsSettingConditionSeaClose To GolfExcellent

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

PoolFurnitureKitchenCommunalFully FurnishedFully FittedGardenSecurityParking

Communal Gated Complex Underground

Landscaped Entry Phone Garage
Private

Covered

Utilities Category
Electricity Holiday Homes

Resale Golf

Contemporary