



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

**1,200,000 €**

Reference: JNP5139970   Bedrooms: 3   Bathrooms: 4   Build Size: 186m<sup>2</sup>   Terrace: 58m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fantastic opportunity in the sought-after urbanisation of Royal Gardens. This well-proportioned 3-bedroom residence (all en-suite) combines generous interior spaces with an unbeatable location. Step into a welcoming entrance hall with fitted wardrobes and a guest toilet, which lead into a bright open-plan living and dining area with garden views. From here, sliding doors open onto an expansive L-shaped terrace, ideal for dining, entertaining, or simply enjoying the partial sea, garden, and mountain views. The kitchen is both functional and spacious, connected to a large laundry/storage room that could easily be converted into a fourth bedroom or home office. A separate corridor leads to the three en-suite bedrooms, offering comfort and privacy for family or guests. Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained gardens, and a large swimming pool. Its prime location means you are within walking distance of Centro Plaza, Puerto Banús, and all amenities, making it possible to fully enjoy Marbella living without the need for a car. Whether you're seeking a high-yield investment or your dream Marbella home, this property is a rare opportunity that delivers it all.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Fiber Optic

### Views

Sea  
Mountain  
Garden

### Pool

Communal

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Orientation

East  
South  
West  
South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town

### Kitchen

Fully Fitted

### Parking

Street

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good  
Renovation Required

### Garden

Communal

### Utilities

Electricity