



**Property type :** Apartment  
**Location :** Nueva Andalucía  
**Bedrooms :** 2  
**Bathrooms :** 2

**Swimming pool :** Communal  
**Garden :** Communal  
**Orientation :** South  
**Views :** garden  
**Parking :** 1 underground parking

**House area :** 122 m<sup>2</sup>

- ✓ Close to beach
- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Lift
- ✓ White goods
- ✓ Airconditioning

Stunning Third-Floor Apartment for Sale in Prime Nueva Andalucía Location, Walking Distance to Puerto Banús

Experience the best of Marbella living in this beautifully designed third-floor apartment, ideally located just a short walk from the vibrant Puerto Banús and all essential services in Nueva Andalucía. This apartment is a rare find, perfect for both investment and as a vacation home where a car isn't needed.

Key Features:

**Spacious Double-Glazed Terrace:** Enjoy the generous, sun-filled terrace with double glazing, designed to maximize living space while offering views of the communal pool and a glimpse of the sea.

**Flexible Layout:** Originally a three-bedroom property, it has been transformed into a two-bedroom apartment with en-suite bathrooms and a private dressing room for the master bedroom. The layout can easily be reverted to a three-bedroom configuration if desired.

**Modern, Open Kitchen with Dining Area:** The expansive kitchen includes an integrated dining area, ideal for hosting friends and family.

**Additional Amenities:** Comes with parking space inside the complex, adding convenience in this highly sought-after area.

This apartment offers an unbeatable combination of location, style, and flexibility—making it a smart investment or a perfect holiday retreat in one of Costa del Sol's most desirable areas.



