



**Property type :** Apartment

**Location :** Nueva Andalucía

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 100 m<sup>2</sup>

- ✓ Heated pool
- ✓ close to shops
- ✓ Fitted wardrobes
- ✓ Sauna
- ✓ White goods
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Tennis court
- ✓ Golf property
- ✓ Lift
- ✓ Partially furnished
- ✓ Barbecue

- ✓ Close to golf
- ✓ Gymnasium
- ✓ Storage room
- ✓ Terrace
- ✓ Jacuzzi



## NEW IN THE MARKET!!

Two-Bedroom Apartment in well known Secure Gated Community – Prime Location in Nueva Andalucía with Southwest Orientation and Open Views

Situated in the prestigious area of Nueva Andalucía, this beautifully presented two-bedroom apartment forms part of an exclusive gated community offering first-class amenities, security, and excellent investment potential.

Boasting a desirable southwest-facing orientation, the property enjoys all-day sun and open, panoramic views, creating a bright and tranquil living environment.

The development provides a truly resort-style lifestyle with access to:

An on-site restaurant

Fully equipped gymnasium

Spa facilities including sauna and Jacuzzi

Heated semi-Olympic swimming pool

Separate adult and children's pools

Dedicated kids' club and play areas

24-hour security and full concierge service

Underground parking and private storage room (trastero)

Planned construction of a paddle tennis court

The apartment features a spacious open-plan living and dining area, two comfortable bedrooms, a stylish modern kitchen, and elegant bathroom(s), all finished to a high standard.

Importantly, rentals are permitted within the community, making this an ideal option for investors, second-home seekers, or full-time residents alike.

Located just minutes from golf courses, international schools, restaurants, and Puerto Banús, this is a rare opportunity in one of Marbella's most sought-after locations.

Viewings highly recommended.

