



**Well located, stylish luxury apartment in an exquisite urbanization - Nueva Andalucia, Marbella**  
Marbella Area

🏠 Apartment    📏 -    🏠 Built 174 to 235 m<sup>2</sup>    🌳 Terrace 76 to 177 m<sup>2</sup>    🛏 3    🚿 2    # Ref. 108974

🏠 750.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Well located, stylish luxury apartment in an exquisite urbanization – Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

**SPECIAL OFFER** to acquire a spacious luxury flat at a **sharply reduced price!**

Walking distance to Puerto Banus, the beach and amenities

Stylish luxury apartment and complex

Orientation to the south with ample terrace space

### THE LOCATION AND URBANIZATION

In a **gated luxury complex** in Nueva Andalucía, within walking distance of Puerto Banus, the beach, amenities and just 5 minutes by car to the centre of Marbella. The best golf courses on the Costa del Sol are only a short drive away.

This stylish residential complex shows **unique Andalusian architecture** and boasts **beautiful mature tropical gardens**. Tranquillity, privacy, comfort and safety are core traits of this **high standing urbanization**.

All apartments benefit from **extensive terraces** to enable maximum enjoyment of outdoor, Mediterranean style living.

### THE APARTMENT

Built size: 174m<sup>2</sup>

Terraces: 76m<sup>2</sup>

3 bedrooms (of which 1 en-suite) and 2 bathrooms

This gorgeous apartment is located on the **ground floor**. It enjoys a **southward orientation** and **ample living space and terraces**. It comes with a fully fitted kitchen, marble floors throughout, underfloor heating in the bathrooms, garage space for 2 cars and large storage space.

#### ***Distribution***

Spacious open plan living room and dining area with direct access to generous terraces.

Fully fitted closed kitchen with breakfast corner

Guest toilet

Large en-suite master bedroom with walk in wardrobe, direct access to the main terrace

2 bedrooms with fitted wardrobes and a shared bathroom, each with private terrace

**SPECIAL OFFER for this apartment only: REDUCED PRICE of € 750.000 ONLY (was 1.238.000€)**

**This is an exceptional opportunity to snap up a large 3 bedroom apartment in an exclusive urbanisation, close to Puerto Banus, at a seriously discounted price.**

*Other available apartments in this urbanization:*

Built size: from 174m<sup>2</sup> to 236m<sup>2</sup>

Terraces: from 50m<sup>2</sup> to 177m<sup>2</sup>

Prices from € 900.000 to € 1.250.000

## OTHER FEATURES

- Communal pool
- Fully fitted kitchen
- Parking space for 2 cars
- Storage room
- Marble floors throughout
- Underfloor heating in bathrooms
- Air conditioning with heat pump, individual control per room
- Electric shutters
- Safety deposit box
- Alarm
- Domotic system



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