



## Charming apartment for sale with panoramic valley and sea views in Nueva Andalucia, Marbella

Marbella Area

🏠 Apartment - 🏠 Built 102 m<sup>2</sup> 🏠 Terrace 27 m<sup>2</sup> 🛏 3 🚿 2 🏠 Ref. 157616

💰 795.000 €

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.

## Spacious 3-bedroom apartment for sale in a gated community in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- In a secure, gated residential complex.
- Panoramic views of the garden, pool and sea.
- Open layout.
- Contemporary interior.

### THE LOCATION

In a private and centrally located urbanization in the hills of Nueva Andalucia.

**A stone's throw from a small reservoir surrounded by trees where you can picnic, fish and do water sports.**

A 5-minute drive from Puerto Banus with its iconic marina and luxury boutiques, restaurants and clubs, the El Corte Ingles department store and the beach with many trendy beach clubs.

For golf enthusiasts, there are 4 excellent golf courses in the immediate area with a large choice of additional golf courses within a 10km radius.

The urbanization features a communal swimming pool surrounded by manicured gardens.

### THE APARTMENT

#### In figures:

Total built area: 102m<sup>2</sup>

Surface area of terraces: 27m<sup>2</sup>

3 bedrooms

2 bathrooms

#### Description:

**Spacious intermediate apartment with 3 bedrooms.**

**Modern and bright interior.**

A sunny terrace is provided with an outdoor dining area and a built-in barbecue.

Cozy covered outdoor lounge equipped with a TV.

**Panoramic views over the golf valley towards the Mediterranean Sea.**

**Open-plan living space** with cozy TV lounge and dining area.

The large American kitchen is fully equipped with top appliances and opens onto the living room.

High sliding windows in the living room provide access to the terrace and also generate plenty of daylight.

A total of 3 bedrooms and 2 bathrooms.

The master bedroom enjoys an en suite bathroom and access to the terrace.

Storage.

Indoor private parking.

### **Other figures:**

Air conditioning.

Underfloor heating in the bathrooms.

Electric fireplace.

Marble floors.

Motorized shutters.

Awnings on the terrace.





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