



**Luxurious 4-bedroom apartment for sale in gated community in Nueva Andalucia, Marbella**  
Marbella Area

🏠 Apartment   📏 -   🏠 Built 103 m<sup>2</sup>   🏠 Terrace 25 m<sup>2</sup>   🛏 4   🚿 2   🏠 # Ref. 158600

🏠 725.000 €

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.

## Stylish renovated apartment for sale in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Within walking distance of the beach and all amenities.
- Gated community with 24 hour security.
- 4 bedrooms, 2 bathrooms.
- High rental yield.
- Ready to move in.

### THE LOCATION

Conveniently located in a quiet urbanization in the preferred Nueva Andalucia, **just a stone's throw from supermarkets, restaurants, bars, all amenities and a large shopping centre.**  
The world famous **Puerto Banus marina and beach can be reached within a 15-minute walk.**  
The complex is fully gated and includes an outdoor swimming pool and mature Mediterranean gardens.

### THE APARTMENT

#### In figures:

Built area: 103m<sup>2</sup>  
Surface area of terraces: 25m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Furniture package: €25,000

#### Description:

##### **Renovated intermediate apartment.**

Using superior materials and finishes.

The interior offers a mix of contemporary style with natural elements.

**High sliding windows generate plenty of natural light** and overlook the sunny terraces.

Southeast orientation.

The terrace offers views of the La Concha mountain and is ideal for receiving guests or dining al fresco.

**Open plan living space.**

Practically equipped kitchen with Siemens appliances.  
Integrated dining area.

**4 bedrooms, 2 bathrooms.**

The master suite enjoys an en-suite bathroom.

Light grey tiled floors.

Storage room and indoor garage for 1 car.

Other features:

Air conditioning for cooling and heating.

Fireplace.

Barbecue.

LED-lighting.

Furniture package: €25,000





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