



**Luxury apartment for sale with panoramic view and walking distance to Puerto Banus in Nueva Andalucia, Marbella**

Marbella Area

🏠 Apartment 📏 - 🏠 Built 81 m<sup>2</sup> 🏡 Terrace 20 m<sup>2</sup> 🛏 2 🚿 2 # Ref. 199444-5407

🏠 690.000 €

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.

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

### HIGHLIGHTS

- Walking distance to both the beach and Puerto Banús.
- Panoramic views.
- Secure, fully gated community.
- Modern open-plan living space.
- Fully modernized and currently in the final stages of completion.

### THE LOCATION

Ideally located in a residential area of Nueva Andalucia. Supermarkets, cozy coffee shops, trendy eateries, various sports facilities, and a shopping center are all within easy walking distance.

The iconic Puerto Banús marina, known for its luxury shops, exclusive beach clubs, and vibrant nightlife, is approximately a 15-minute walk away. The beach is also easily accessible on foot, making this neighborhood particularly attractive for both permanent residence and second homes.

The urbanization is fully gated, guaranteeing a safe living environment with a charming, traditional Andalusian atmosphere. The complex offers a beautiful communal swimming pool and a mature Mediterranean garden.

### THE APARTMENT

#### In figures:

Built area: 101m<sup>2</sup>  
Interior area: 81m<sup>2</sup>  
Terrace area: 20m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2

#### Description:

**Apartment on the second floor.**  
Made of high-quality materials.

The property is delivered unfinished, allowing the buyer to add the finishing touches to their own wishes.

**Large windows with concealed frames** flood the space with natural light and offer stunning views.

East-facing.

The terrace offers views of the imposing La Concha and partially of the Mediterranean Sea.

An **open-plan living area** provides a seamless transition between the living and dining areas.

The kitchen area features a wall unit with floor-to-ceiling cabinets, high-quality Miele appliances, and a stylish kitchen island with a convenient breakfast bar.

2 bedrooms, 2 bathrooms.

Large, cream-colored tile floors.

Storage and private parking included.

Other features:

Air conditioning for cooling and heating.

Electric blinds.



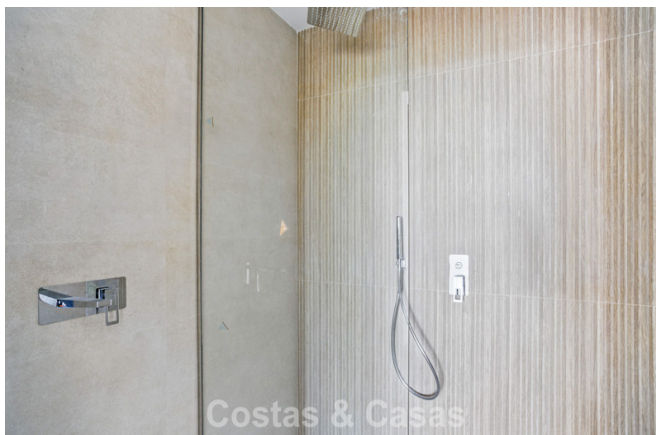
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