



**Contemporary renovated apartment for sale in Nueva Andalucía, within walking distance of the beach and Puerto Banús, Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 92 m<sup>2</sup> 🏠 Terrace 76 m<sup>2</sup> 🛏 2 🚿 2 # Ref. 201666

🏠 595.000 €

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.

## Move-in-ready, modern apartment for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Secure, gated community
- Walking distance to the beach and Puerto Banús
- Comfortable open-plan layout
- Spacious south-facing, semi-covered terrace
- Contemporary renovation
- Ready to move into

### LOCATION

Located in the sought-after residential area of Nueva Andalucía, **within walking distance of the beach, including Mistral Beach, and local amenities.**

**Puerto Banús can easily be reached on foot or by bike via the beach promenade.**

Just a few minutes by car from the centre of Puerto Banús with its marina, restaurants and shops, and a short drive to San Pedro and Marbella town centre. The complex features a resort-style swimming pool surrounded by beautifully maintained gardens.

### THE APARTMENT

#### In figures:

Built area: 92 m<sup>2</sup>  
Terrace area: 76 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2

#### Description:

**Elevated ground-floor apartment in excellent condition within a contemporary apartment complex.**

**Renovated in a modern style** using high-quality materials.

**South-facing** orientation.

Views over the garden and swimming pool.

**Large glass sliding doors** provide seamless access to the outdoor space.

**A spacious, semi-covered terrace** offers ample room for al fresco dining and lounge areas.

**Bright and airy interior** with an open-plan layout.

**Practical open-plan kitchen** with Siemens appliances and a breakfast island.

**Two bedrooms, each with an en-suite bathroom.**

High-quality wood-effect flooring.

Storage room.

Private parking space.

Additional features

Air conditioning for cooling and heating

Built-in wardrobes

Sun awnings on the terrace

LED lighting.



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