Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Modernised sea-view apartment for sale within walking distance of puerto banús and the beach in Nueva Andalucía, Marbella

Marbella Area

Apartment - Built 105 m² Terrace 30 m² 2 2 Ref. 210211-S

995.000 €

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Luxury sea-view apartment for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Within walking distance of Puerto Banús and the beach.
- Stunning sea views.
- South to south-west facing.
- Tourist rental licence in place.
- Move-in ready and tastefully furnished.

LOCATION

Ideally situated just a few minutes' walk from a variety of restaurants, boutiques, tennis and padel facilities, and only ten minutes from the beach.
The vibrant Puerto Banús is also easily accessible on foot.
Within a few minutes' drive, you can reach Nueva Andalucía's prestigious Golf Valley, home to renowned golf courses such as Real Club de Golf Las Brisas and Aloha Golf Club.
Residents also enjoy beautifully landscaped communal gardens and a generous swimming pool.

THE APARTMENT

In figures:

Built area: 105 m²
Terrace area: 30 m²
Bedrooms: 2
Bathrooms: 2
Guest toilet

Description:

This exclusive apartment is presented in immaculate condition following a recent high-quality renovation.
The interior exudes contemporary luxury, featuring **warm organic materials and a refined aesthetic throughout**.
Located on the first floor, the property offers the perfect balance of **privacy and far-reaching views**.
Ideally positioned with a **south to south-west orientation**.
Enjoy breathtaking views of the sparkling Mediterranean Sea.
Floor-to-ceiling sliding doors allow an abundance of natural light to flood the interior, creating a **bright and airy living environment**.

Open-plan living space comprising a TV lounge and integrated dining area.
Bespoke designer kitchen fitted with premium appliances and a central island.
2 bedrooms, 2 bathrooms, and a separate guest toilet.
A versatile additional room that can easily be converted into a compact third bedroom.
Wooden flooring throughout the property.
Includes an underground parking space.

Additional features:
Air conditioning with heating and cooling functions.
Underfloor heating in the bathrooms.
Fitted wardrobes.
Double glazing.
LED lighting.

The apartment is **sold fully furnished**.

Thanks to the **existing tourist rental licence** and the possibility of short-term holiday rentals, this apartment also represents an attractive investment opportunity.

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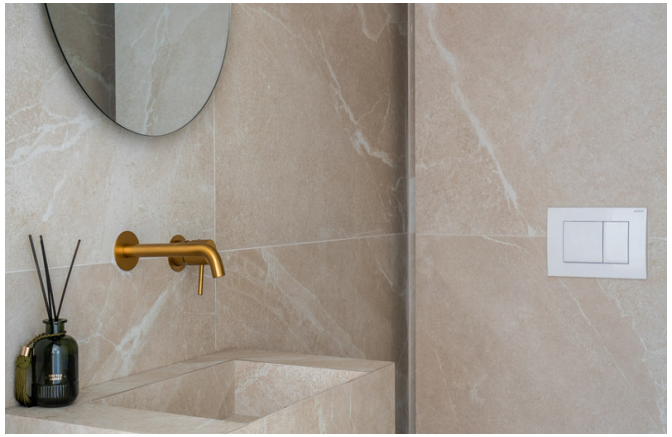
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