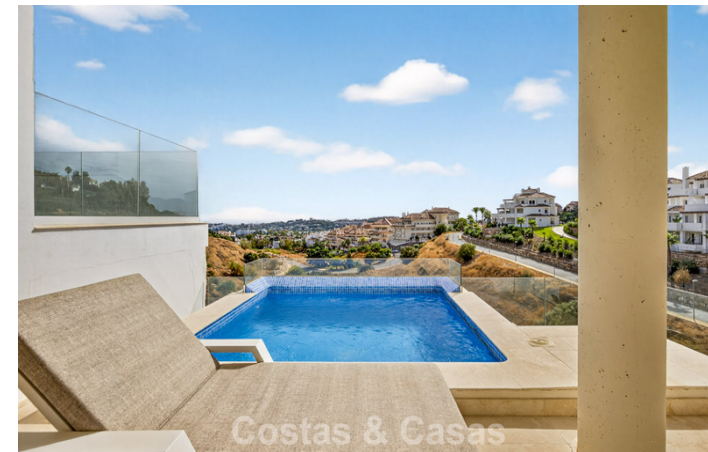




**Modern apartment for sale with plunge pool and sea views in a boutique development in Nueva Andalucía's golf valley, Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 102 m<sup>2</sup> 🏠 Terrace 74 m<sup>2</sup> 🛏 2 🚿 2 🏠 Ref. 219797

💰 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.

## High-quality contemporary apartment with sea views for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Gated boutique development.
- Just a few minutes from local amenities and Puerto Banús.
- Expansive terrace with a private plunge pool.
- South-facing orientation.
- Short-term holiday rentals permitted.
- Beautifully furnished to a high standard and ready to move into.

### THE LOCATION

Situated within a gated residential development in an elevated and privileged position in Nueva Andalucía, at the heart of Marbella's renowned Golf Valley. Golf enthusiasts are just a short drive from some of the area's leading golf courses, including Real Club de Golf Las Brisas and Aloha Golf Club. Puerto Banús, with its iconic marina and beaches, is just a 10-minute drive away, via the Golf Valley with its wide range of amenities. The development is surrounded by subtropical gardens and features two communal swimming pools with waterfalls.

### THE APARTMENT

#### In figures:

Built area: 102 m<sup>2</sup>  
Terrace area: 74 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2

#### Description:

**A contemporary apartment finished in a stylish, modern design.**

Designed with a keen eye for quality and attention to detail.

Both the apartment and the development have been carefully **oriented to the south**, maximising natural light and sunshine throughout the day.

Enjoy far-reaching, **open panoramic views** across the lush green Golf Valley and the Mediterranean Sea.

**An impressive terrace of almost 74 m<sup>2</sup>**, featuring a comfortable covered area and an open sun terrace, complete with a private plunge pool.

High-quality aluminium window frames with thermal breaks and **large glazed sliding doors that disappear fully into the walls**, creating a seamless transition between indoor and outdoor

living spaces.

**Open-plan living area** incorporating a TV lounge and an integrated dining area.

Bespoke open-plan kitchen fitted with high-quality Siemens appliances and a central island.

**Two spacious bedrooms, each with direct access to the terrace and a luxurious en-suite bathroom featuring Villeroy & Boch sanitaryware.**

The property also benefits from a practical private storage room.

A secure parking space in the underground garage is included.

Additional features:

Air conditioning for heating and cooling.

**Underfloor heating throughout the apartment.**

Crema Marfil marble flooring (60 x 60 cm), with non-slip tiles in the terrace areas.

Fitted wardrobes.

Double glazing.

Glass balustrades.

Pre-installation for an advanced home automation system.

LED lighting.

A licence is in place permitting short-term holiday rentals, making this property an attractive option both as a luxurious private residence and as an investment opportunity.



**Modern apartment for sale with plunge pool and sea views in a boutique development in Nueva Andalucía's golf valley, Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 102 m<sup>2</sup> 🏠 Terrace 74 m<sup>2</sup> 🛏 2 🚿 2 🏠 Ref. 219797

🏠 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.



**Modern apartment for sale with plunge pool and sea views in a boutique development in Nueva Andalucía's golf valley, Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 102 m<sup>2</sup> 🏠 Terrace 74 m<sup>2</sup> 🛏 2 🚿 2 🏠 Ref. 219797

🏠 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.



**Modern apartment for sale with plunge pool and sea views in a boutique development in Nueva Andalucía's golf valley, Marbella**  
Marbella Area

🏠 Apartment   🏡 -   🏠 Built 102 m<sup>2</sup>   🏡 Terrace 74 m<sup>2</sup>   🛏 2   🚿 2   🏠 # Ref. 219797

🏠 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.