Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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## Fully renovated apartment with panoramic sea views for sale in Nueva Andalucía, Marbella

Marbella Area

Apartment - Built 145 m² Terrace 26 m² 3 2 Ref. 221221

**1.095.000 €**

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# Luxury 3-bedroom apartment for sale in the highly sought-after area of Nueva Andalucía, Marbella.

## HIGHLIGHTS

- Secure gated community with 24-hour security.
- Luxuriously modernised throughout.
- Sunny terrace with panoramic views.
- South-facing orientation.
- Open-plan living space.
- Option to purchase fully furnished and ready to move into.

## THE LOCATION

Situated within an exclusive residential complex in a particularly desirable elevated position in the prestigious area of Nueva Andalucía.
Within walking distance lies a picturesque reservoir, surrounded by lush natural scenery and mature greenery. Its charming picnic areas make it the perfect spot to relax and enjoy the beautiful surroundings.
The development is in the heart of the renowned Golf Valley, a highly sought-after area home to some of the most exclusive golf courses, including La Quinta Golf Resort, Las Brisas Golf, Los Naranjos Golf and Aloha Golf, all just a few minutes' drive away.
For everyday shopping, a Mercadona supermarket is conveniently located nearby. For a wider selection of shops, inviting restaurants and other amenities, the nearby Centro Plaza offers everything you need in the commercial heart of Nueva Andalucía.
The glamorous marina of Puerto Banús is also just a short distance away and can be reached in approximately ten minutes. Here you will find, among other attractions, the prestigious El Corte Inglés department store.
The famous Golden Mile and its iconic five-star hotels, Marbella Club and Puente Romano, are also within easy reach. Marbella's historic town centre is just a 15-minute drive away, while the Golden Mile can be reached in approximately 10 minutes.
Residents of this exclusive development benefit from an excellent range of high-quality facilities, including:

A fully gated and secure residential complex with 24-hour security and professional concierge service.
A beautiful communal swimming pool surrounded by meticulously maintained subtropical gardens.
A modern, fully equipped gym and sauna, ideal for relaxation and well-being.

## THE APARTMENT

### In figures:

Built area (gross): 145 m²
Internal living area (net): 124 m²
Terrace area: 26 m²

Bedrooms: 3
Bathrooms: 2

## Description:

**A stunning, fully renovated apartment finished in a contemporary style, with carefully selected materials, colours and finishes throughout.**
The property enjoys a highly desirable **south-facing orientation**.
Both from inside the apartment and from the terrace, you can enjoy **open, panoramic views across the Mediterranean Sea and the surrounding natural landscape.**
The spacious south-facing terrace serves as a natural extension of the living area and features a fully equipped **outdoor kitchen and barbecue area**, complete with double refrigeration, making it ideal for al fresco dining throughout the year.
Large, slimline Cortizo-profile windows have been installed to maximise natural light and enhance the connection between indoor and outdoor living.
**Open-plan living area** incorporating a TV lounge and integrated dining space.
Bespoke open-plan kitchen fitted with high-quality Siemens appliances and a central island.
The property offers three bedrooms with generous, fitted wardrobes and two beautifully finished en-suite bathrooms. One of the bathrooms also has discreet access from the hallway, allowing it to serve as a guest cloakroom. Both bathrooms benefit from underfloor heating.
A private storage room is also included within the building.
**The property benefits from its own private garage parking space with direct lift access to the apartment floor, as well as an additional parking space suitable for a golf buggy.**

Additional features:
Daikin Airzone climate control system, allowing independent temperature regulation in each room.
Underfloor heating in the bathrooms.
Full-height bespoke interior doors with concealed hinges and magnetic closing systems.
Fitted wardrobes.
Double glazing and slimline window profiles for optimum insulation and natural light.
LED lighting throughout.
Optional package of completely new furniture available for purchase.

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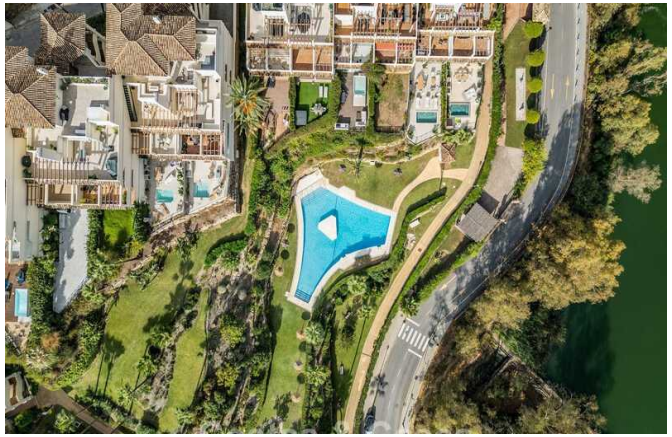











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