



**Apartments for sale within walking distance of all amenities and Puerto Banus and sea views in Nueva Andalucia, Marbella**  
Marbella Area

🏠 Apartment    🏡 -    🏠 Built 98 to 120 m<sup>2</sup>    🏡 Terrace 30 to 60 m<sup>2</sup>    🛏 2 to 3    🚿 2    # Ref. 4479-G

💰 460.000 €

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.

## Apartments for sale with stunning panoramic views and within walking distance to Puerto Banus in Nueva Andalucia in Marbella

Location, location, location and views!  
High rental income!

Located in Nueva Andalucia, just a few minutes' walk from all amenities, which are abundantly available in this area.

Gated complex with permanent surveillance, 3 communal swimming pools and garden.

Good rental potential due to its walking distance to Puerto Banus. There is an internal rental and management service available, making it easy for you let your property.

Most apartments enjoy breath-taking views over the Golf Valley, the mountains and the bay of Marbella. The views can vary greatly per block and floor.

The apartments have either an open terrace with pergola or a partly covered terrace, with the size of the terrace depending on the floor (the lower the floor, the larger the terrace)

The largest terrace of each apartment is located adjacent to the living room, which is on the (south-) east side of the apartment, which also has beautiful views. The rear (south) west side of the apartment has a smaller terrace.

Distribution and features of the apartments:

Living room with fireplace

Equipped kitchen

2 bedrooms, 2 bathrooms

Garage and storage

Air conditioning for cooling and heating

Marble floors and bathrooms

Apartments with 3 bedrooms in this complex are rare. They are all on the ground floor of each residential block and are duplex in distribution.

Within walking distance of:

Puerto Banus (10 min.)

Several popular restaurants such as La Sala and Breathe (7 min.)

Several supermarkets (5min)

Weekly market (5 min)

Commercial center (5 min)

Beaches (15min.)

There is also a renowned Pool Club around the corner

Short drive to:

International schools (5 to 10 min)

Golden Mile (5 to 10 min.)

Marbella centre (10 to 15 min.)

5 golf courses in Nueva Andalucía

**Puerto Banus** is the world famous marina of Marbella.

Located at the end of the Golden Mile connecting it to the centre of Marbella.

Marbella is famous for its exceptionally pleasant climate.

It is also the favourite playground of the rich and famous, of TV personalities and famous showbiz people alike, all enjoying their exclusive yachts and expensive cars all year round. Their presence attracts many people from all over the world who enjoy celebrity spotting or simply being part of the special atmosphere.

**For an updated overview including details and photos of the available properties and/or an appointment for a viewing, please contact us without any obligation.**

Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.





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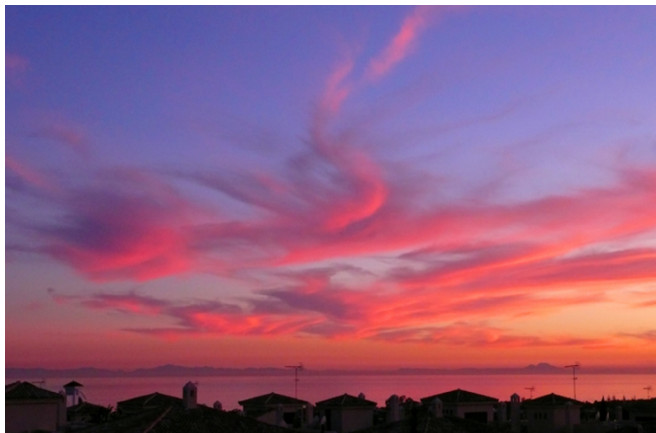
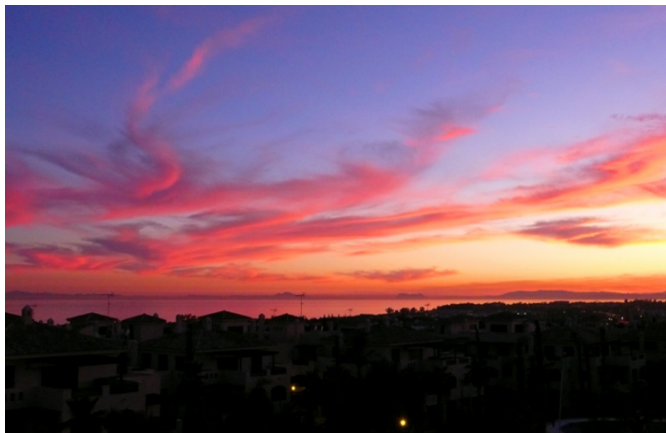
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