

## Apartment for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 110 m<sup>2</sup> Interior | 15 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 840 IBI | € 11 Rubish tax | € 1,236 Community fees



### Property Description

This refined apartment in Nueva Andalucía offers the perfect balance between comfort, style and convenience. With 3 spacious bedrooms and 2 bathrooms, the home extends over 110 m<sup>2</sup> built and 95 m<sup>2</sup> interior, designed to maximise light and functionality. Its south-facing orientation ensures natural brightness throughout the day.

The living and dining areas connect seamlessly with a private terrace, ideal for enjoying Marbella's year-round sunshine. The fully fitted kitchen, utility room and ample storage solutions create a practical yet sophisticated environment. Built-in wardrobes, a covered terrace and stylish interiors elevate everyday living.

Located within a well-kept community, residents enjoy a communal rooftop swimming pool and secure underground parking with a private space. The property is delivered fully furnished, making it a ready-to-move-in opportunity in excellent condition.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. Its privileged location places you close to golf courses, shops, schools and the town centre, with walking distance access to transport, the beach and amenities. Whether as a family residence or a

lock-and-leave holiday home, this apartment offers a lifestyle defined by comfort and Mediterranean charm.

**MARBELLA LIVING**

— Estate Agents —

€ 440,000

Ref: M058

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