

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

3 Bedrooms | 2 Bathrooms | 126 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes  
€ 955 IBI | € 190 Rubish tax | € 1,080 Community fees



### Property Description

#### Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía

Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center.

Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze.

Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate.

Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
Community Fees: Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com

- Panoramic rooftop swimming pool with views of Gibraltar
- Fully equipped residents' gym and modern coworking space
- Secure underground parking and private storage room
- Energy-efficient construction with sustainable features

**MARBELLA LIVING**  
Estate Agents

€ 515,000

Ref: R5116612

Comfortable Location close to San Pedro Old Town.

- Walking distance to schools, amenities and restaurants
- Excellent access to major roadways and public transportation

Move-in ready and perfectly positioned for lifestyle and value.

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