

## 3 soverom Leilighet til salgs i Nueva Andalucia, Málaga

850.000€



Beachside Gem in Nueva Andalucía, Marbella – Steps from Puerto Banús and Mistral Beach

Holiday rental license in place!





Discover luxurious coastal living in this spacious three-bedroom, two-bathroom apartment, ideally positioned second-line to the beach in the sought-after gated community near Puerto Banús. With ample interior space, an additional third bedroom has been added, offering flexibility for growing families or can easily be converted back to a spacious two-bedroom layout if preferred. This exclusive apartment also boasts a private terrace and garden, providing a tranquil outdoor retreat for its owner.

Nestled in a low-rise, gated community with 24-hour security, this prime development is just a short 10-15 minute walk from the vibrant marina of Puerto Banús. Enjoy quick access to world-class dining, chic cafés, designer boutiques, and high-end shopping centers, all within walking distance of your doorstep.

Inside, the apartment showcases exquisite marble flooring and modern comforts such as a home automation system and underfloor heating. The elegant layout begins with a welcoming hallway that flows into a spacious, open-concept living and dining area, seamlessly connecting to a semi-covered terrace—perfect for al fresco dining or relaxing by the sea breeze.

This exclusive community offers residents an array of resort-style amenities, including a lake-style outdoor pool, a luxurious spa with a gym, Jacuzzi, Turkish baths, sauna, and a heated indoor pool, enhancing your lifestyle with every convenience. Each residence also includes a dedicated underground parking space and a private storage room.

Contact us today to arrange a visit. Sometimes, dreams really do come true in Marbella's most coveted beachside

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|--|---|--|
|  3 soverom                       |  2 bad |  170m <sup>2</sup> Bygg størrelse |
|  35m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Beachside   | <input checked="" type="checkbox"/> Close To Port  |
| <input checked="" type="checkbox"/> Urbanisation   | <input checked="" type="checkbox"/> Close To Shops  | <input checked="" type="checkbox"/> Close To Sea   |
| <input checked="" type="checkbox"/> Close To Town  | <input checked="" type="checkbox"/> Close To Schools                                      | <input checked="" type="checkbox"/> Close To Marina  |
| <input checked="" type="checkbox"/> Beachfront   | <input checked="" type="checkbox"/> West  | <input checked="" type="checkbox"/> Good   |
| <input checked="" type="checkbox"/> Communal Pool  | <input checked="" type="checkbox"/> Heated Pool   | <input checked="" type="checkbox"/> Indoor Pool  |
| <input checked="" type="checkbox"/> Air Conditioning   | <input checked="" type="checkbox"/> Hot A/C   | <input checked="" type="checkbox"/> Cold A/C   |
| <input checked="" type="checkbox"/> Underfloor Heating   | <input checked="" type="checkbox"/> Underfloor Heating in Bathrooms                       | <input checked="" type="checkbox"/> Garden   |



Eiendom som markedsføres av MarBanús SL

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