

## 2 bedroom Apartment for sale in Marbella, Málaga

475,000€



Exclusive New Residential in Nueva Andalucía, Marbella; Contemporary Living in the Heart of Marbella; This exclusive Turn Key residential complex in Nueva Andalucía has been designed with a contemporary and elegant style, offering comfort, quality, and a sophisticated lifestyle. The development consists of 70 spacious apartments with 2 and 3 bedrooms, as well as unique penthouses, all featuring open-plan layouts and large terraces that maximize natural light. High-end finishes and carefully selected materials ensure modern, functional spaces that combine style with practicality. Premium Amenities and Resort-Style Facilities; The residential stands out for its spectacular communal areas, conceived to enhance wellbeing and social interaction. Residents can enjoy lush tropical gardens, 2 designer swimming pools, solarium areas, and relaxing lounges perfect for soaking up the Costa del Sol's privileged climate. Additional facilities include a fully equipped gym, spa, and wellness zone, creating the ideal environment to take care of both body and mind without leaving home. Strategic Location in Nueva Andalucía; Situated in one of the most prestigious areas of Marbella, this development enjoys the perfect balance between tranquility and proximity to top services. Nueva Andalucía is renowned for its first-class golf courses, international schools, shopping centers, and fine dining restaurants. Just 7 km from the beaches of Marbella and Puerto Banús, residents can easily access world-class marinas, exclusive boutiques, and vibrant nightlife. Security, Comfort, and Lifestyle; Every detail has been considered to provide maximum comfort and peace of mind. The community offers 24-hour private security, underground parking, storage rooms, and maintenance services, making it an ideal choice for those seeking a safe and premium lifestyle. Whether as a permanent residence, holiday home, or investment property, this development guarantees both quality construction and exceptional living. Marbella: An Exclusive Mediterranean Destination; Marbella is one of the most desirable locations on the Costa del Sol, offering over 300 days of sunshine per year, sandy beaches, luxury shopping, and a wide variety of leisure and cultural activities. With Málaga Airport just 58 km away and excellent road connections to nearby towns such as Estepona (20 km) and Sotogrande (55

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|  2 bedrooms         |  1 bathroom                   |  89m <sup>2</sup> Build size     |
|  Communal Pool      |  Gated                        |  Number of Parking Spaces: 1     |
|  Near Schools       |  Near Commercial Center       |  Location: Coastal, Urbanisation |
|  Elevator/Lift      |  Double Bedrooms: 2           |  Gym                             |
|  Key Ready          |  Useable Build Space: 75 Msq. |  Terrace: 63 Msq.                |
|  Beach: 4500 Meters |  Parking - Space              |  Storage / Trastero              |
|  Toilet: 1          |  |   |