

## 3 soverom Leilighet til salgs i Marbella, Málaga

1.655.000€






Situated in the prestigious area of Nueva Andalucia, Marbella, this newly built ground floor apartment offers a blend of modern luxury and convenience. With its prime location in Malaga, this property is ideally positioned close to the sea, golf courses, shops, restaurants, schools, and the vibrant town and port areas. The apartment is part of a gated community, ensuring privacy and security for its residents.

The property boasts three spacious bedrooms and two well-appointed bathrooms, designed to provide comfort and style. The interior spans an impressive 96.18m<sup>2</sup>, complemented by a vast terrace of 163.16m<sup>2</sup>, perfect for outdoor living and entertaining. The total built area of 111.44m<sup>2</sup> reflects the meticulous planning and attention to detail in its design. The apartment is in excellent condition, featuring underfloor heating throughout and air conditioning, ensuring year-round comfort.

Residents can enjoy the communal amenities, including a beautifully maintained garden and a refreshing pool, both offering serene views. The apartment also includes a private garage and a storage room, adding to its practicality. The uncovered terrace provides an ideal space to relax while enjoying the garden and pool views.

This property is not only brand new but also strategically located near essential amenities. Its proximity to the beach, golf courses, and various entertainment options makes it an excellent choice for those seeking a luxurious and convenient lifestyle in Marbella. Whether as a permanent residence or a holiday home, this ground floor apartment represents an exceptional opportunity in a sought-after location.

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|--|---|--|
|  3 soverom |  2 bad |  111m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Svømmebasseng  | <input checked="" type="checkbox"/> South orientation                                     | <input checked="" type="checkbox"/> 163.16 m <sup>2</sup> terrace  |
| <input checked="" type="checkbox"/> Private garage   | <input checked="" type="checkbox"/> 2 parking spaces                                      | <input checked="" type="checkbox"/> Communal garden  |
| <input checked="" type="checkbox"/> Communal pool  | <input checked="" type="checkbox"/> Amenities near  | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Storage room   | <input checked="" type="checkbox"/> Brand new   | <input checked="" type="checkbox"/> Dining room  |
| <input checked="" type="checkbox"/> Living room  | <input checked="" type="checkbox"/> Underfloor heating (throughout)                       | <input checked="" type="checkbox"/> Covered terrace  |
| <input checked="" type="checkbox"/> Gated community  | <input checked="" type="checkbox"/> Garden view   | <input checked="" type="checkbox"/> Pool view  |
| <input checked="" type="checkbox"/> Close to sea / beach                                     | <input checked="" type="checkbox"/> Close to golf   | <input checked="" type="checkbox"/> Uncovered terrace  |