

## 3 sovrum Lägenhet till salu i Nueva Andalucia, Málaga

895.000€



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 sovrum   | 2 badrum  | 170m <sup>2</sup> Bygg storlek                      |
| 35m <sup>2</sup> Tomtstorlek                           | <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          |