



## Middle Floor Apartment for sale in Terrazas de Guadaiza, 462,210 - 462,210 € La Campana, Nueva Andalucia, Marbella

Reference: R5160427 Bedrooms: 3 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 22m<sup>2</sup>





## Costa del Sol, La Campana

Terrazas de Guadaiza, Nueva Andalucía, Marbella – Ready to Move In Completed in August 2025, Terrazas de Guadaiza is now ready to welcome its first residents. Set in the heart of Nueva Andalucía, one of Marbella's most desirable residential areas, this modern development combines a tranquil lifestyle with proximity to all the excitement of the Costa del Sol. Located on gently undulating terrain surrounded by lakes and some of the area's most prestigious golf courses – Los Naranjos, Las Brisas, and the Real Club de Guadalmina – the complex offers an unbeatable setting. Just 13 minutes from Marbella town centre and under 10 minutes from Puerto Banús, you can enjoy both the beaches and vibrant nightlife as well as peaceful nature escapes. Daily amenities are just a short walk away, with shops, supermarkets, restaurants, and pharmacies less than 5 minutes from the complex. Families and sports lovers will also appreciate the nearby Guadaiza Sports Complex, which features tennis, paddle, football, basketball, pétanque, and an outdoor swimming pool. Excellent road connections via the AP-7 motorway place Málaga airport only 40 minutes away, while the AVE high-speed train in Málaga provides further convenience. Exclusive Community Areas Terrazas de Guadaiza has been designed to make the most of the outdoor Mediterranean lifestyle. The standout feature is a 90 m<sup>2</sup> saline-chlorination swimming pool with night lighting, surrounded by a lush grass solarium and a stylish chill-out area. Residents can also enjoy a fully equipped gym with an outdoor exercise zone, and a social club with views over the pool – perfect for relaxing or entertaining. Bright, Modern Homes Designed in collaboration with Herrero-Osborne Arquitectos, the homes maximise light and space with generous layouts, expansive windows, and seamless indoor-outdoor living. The architecture embraces the beauty of the surroundings, ensuring a harmonious balance between elegance, comfort, and nature. Terrazas de Guadaiza is more than just a residence – it's an opportunity to enjoy the true Marbella lifestyle in one of the most privileged locations on the Costa del Sol.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Basement

### Views

Sea  
Panoramic

### Pool

Communal

### Utilities

Photovoltaic solar panels

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Communal  
Landscaped

### Category

New Development

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

New Construction

### Parking

Underground  
Garage  
Private