



# Middle Floor Apartment for rent in Condes de Iza, Nueva Andalucía, Marbella

3,500 - 3,500 €

Reference: R5287288 Bedrooms: 4 Bathrooms: 2 Build Size: 128m<sup>2</sup> Terrace: 17m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Single-Family Home for Rent in Condes de Iza – El Rodeo, Nueva Andalucía

Located in the highly regarded El Rodeo area, this spacious single-family home in Condes de Iza offers the comfort of a private house with the practical layout of a middle-floor apartment. Set within a secure, well-established residential complex, it is an ideal property for families seeking space, privacy, and convenience in Marbella.

### Property Overview

With an approximate built area of 190 m<sup>2</sup>, the home is thoughtfully distributed across several internal levels, ensuring functionality and comfort throughout.

4 bedrooms

2 full bathrooms

1 guest toilet

Air conditioning throughout

Fireplace in the living area

Private integrated garage

Additional storage space

### Layout & Living Spaces

The basement level includes a private garage integrated within the property, plus extra storage space.

On the main floor, you'll find:

A spacious living and dining area with fireplace

Fully equipped kitchen

Guest toilet

Dedicated home office

The upper floor accommodates:

Three bedrooms

Two full bathrooms

A glass-enclosed terrace, providing additional natural light and versatile space

### Outdoor Living

Designed for enjoying the Mediterranean climate, the property offers multiple outdoor areas:

Rooftop solarium terrace

Rear patio terrace

Private garden

These spaces are perfect for relaxing, entertaining, or creating a family-friendly outdoor setting.

### Community Features

The gated community of Condes de Iza provides:

Two communal swimming pools

Night security



Remote-access vehicle gate

Pedestrian access with security code

This ensures both privacy and peace of mind for residents.

#### Prime Location

Situated in one of the most sought-after areas of Nueva Andalucía, the property benefits from excellent connectivity and proximity to key destinations:

Minutes from Puerto Banús

Short drive to Marbella town centre

Close to international schools, supermarkets, shops, and restaurants

#### Rental Conditions

Community fees included (covered by the owner)

Electricity, water, and WiFi paid separately

This is an excellent opportunity to rent a spacious single-family home within a secure, well-located residential complex in Nueva Andalucía – offering the perfect balance between privacy, comfort, and accessibility in Marbella.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
WiFi  
Basement

### Setting

Urbanisation  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Garage

### Views

Mountain  
Panoramic  
Garden  
Pool  
Courtyard  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Category

Investment  
Luxury