



# Middle Floor Apartment for sale in Andalucia Garden Club, Nueva Andalucía, Marbella

900,000 €

Reference: R5292346 Bedrooms: 2 Bathrooms: 2 Build Size: 128m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This newly styled, modern apartment for sale in Andalucía Garden Club enjoys breathtaking panoramic sea views and offers an exceptional opportunity to own a stylish home in one of the most sought-after areas of Nueva Andalucía, Marbella. Ideal as a permanent residence, family home, or lock-up-and-leave holiday apartment, the property perfectly blends contemporary comfort with an unbeatable central location, all within walking distance of everyday amenities.

The apartment is accessed via three sets of stairs (no lift in the community) and opens into a welcoming entrance hall. To the right, there is a guest toilet with shower, while straight ahead you'll find a fully fitted modern kitchen equipped with quality appliances, complemented by a separate utility room with washing machine.

To the left, the open-plan living and dining area is bright and inviting, designed for both relaxation and entertaining. Large sliding doors lead directly onto a spacious terrace with stunning sea views, creating the perfect setting for al fresco dining, sunset drinks, and enjoying the Mediterranean lifestyle year-round.

The property features two beautifully presented bedrooms, finished to a high standard. The master bedroom enjoys direct access to the terrace, allowing you to wake up each morning to uninterrupted sea views. Both bedrooms share a stylish contemporary bathroom with walk-in shower.

Set within the gated Andalucía Garden Club community, residents benefit from a large communal swimming pool and tennis court, adding to the lifestyle appeal. The location is truly exceptional—next to Centro Plaza and within easy walking distance of Puerto Banús, beaches, restaurants, cafés, supermarkets, and a wide range of local services.

This modern sea-view apartment in Andalucía Garden Club represents an outstanding investment opportunity with strong rental potential, as well as an ideal home for those seeking convenience, views, and quality living in the heart of Nueva Andalucía.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Paddle Tennis  
Utility Room

### Setting

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

### Kitchen

Partially Fitted

### Parking

Communal

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent  
Recently Renovated

### Garden

Communal

### Energy Rating

E

### Views

Sea  
Urban

### Pool

Communal

### Security

Gated Complex  
Alarm System

### CO2 Emission Rating

E