

# Middle Floor Apartment in Nueva Andalucía

Price **€ 515,000**

Bedrooms	<b>4</b>
Bathrooms	<b>3</b>
Build Size	<b>101 m<sup>2</sup></b>
Terrace	<b>14 m<sup>2</sup></b>
Plot Size	<b>115 m<sup>2</sup></b>

We are pleased to present this exceptional corner apartment, perfectly situated in one of the most strategic and sought-after locations in Nueva Andalucía. Located on the first floor with a bright Southeast orientation, this property stands out for its natural light and its privileged position within a prestigious gated community.

#### Location & Lifestyle:

This property redefines convenience. Located just 800 meters from Puerto Banús, it allows you to enjoy the beach and luxury lifestyle within a short walk. With immediate access to the main road, connectivity is unbeatable: you can reach Puente Romano and the Golden Mile in just 6 minutes, or the heart of San Pedro de Alcántara in moments. Furthermore, top-tier international schools, supermarkets, and essential services are all within the immediate vicinity.

#### Layout & Investment Potential:

Originally a 3-bedroom unit, the property has been intelligently optimized into 4 bedrooms and 3 full bathrooms (adding an extra bathroom with a walk-in shower). This configuration makes it a high-yield rental machine, ideal for room-by-room rentals targeting professionals or students, with a proven track record of excellent performance.

#### Key Features:

**Outdoor Living:** The terrace has been recently enclosed with high-quality Lumon glazing (under warranty), providing a versatile extra living space to be enjoyed year-round.

**The Complex:** A secure, gated community featuring 24-hour security, landscaped gardens, swimming pools, and a paddle tennis court.

**Versatility:** While it is "ready-to-go" for investors looking for immediate rental income, its size and location also make it an ideal permanent home for a family.

A solid investment in the heart of the Golden Triangle (Marbella - Nueva Andalucía - San Pedro).

Contact us today to arrange a private viewing.

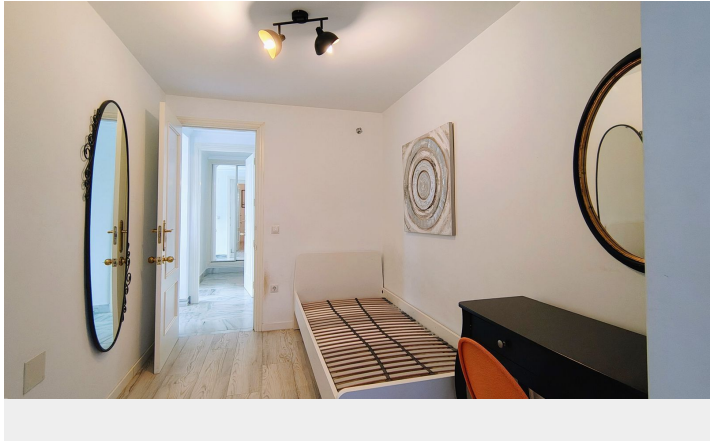
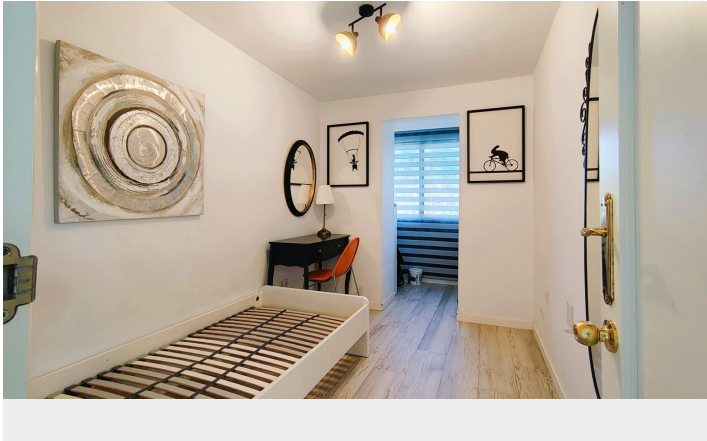
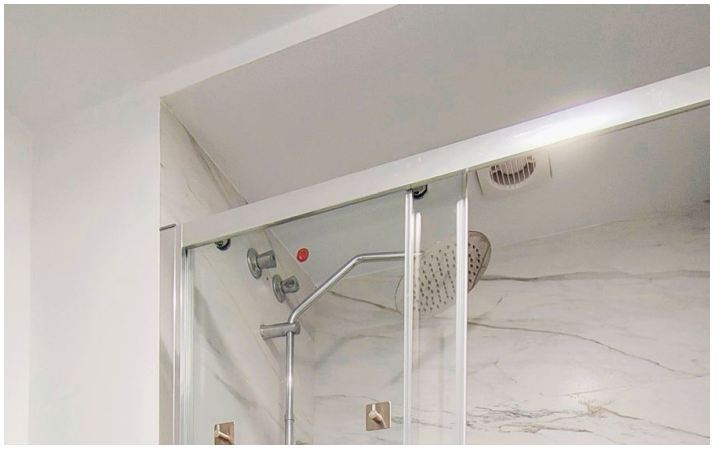
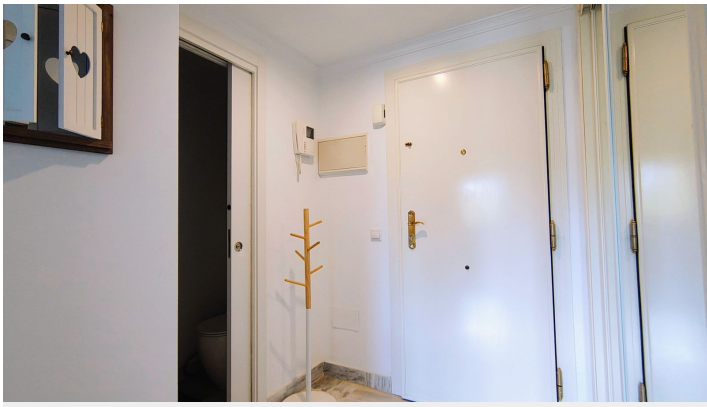
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