

# Middle Floor Apartment in Nueva Andalucía

Price € 514,000

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

## SETTING

- ✓ Frontline Golf
- ✓ Close To Port
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Golf

## ORIENTATION

- ✓ East
- ✓ South East

## CONDITION

- ✓ Good

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Mountain
- ✓ Golf
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ 24 Hour Reception
- ✓ Lift
- ✓ Private Terrace
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ WiFi

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

## PARKING

- ✓ Underground

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Holiday Homes
- 

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.

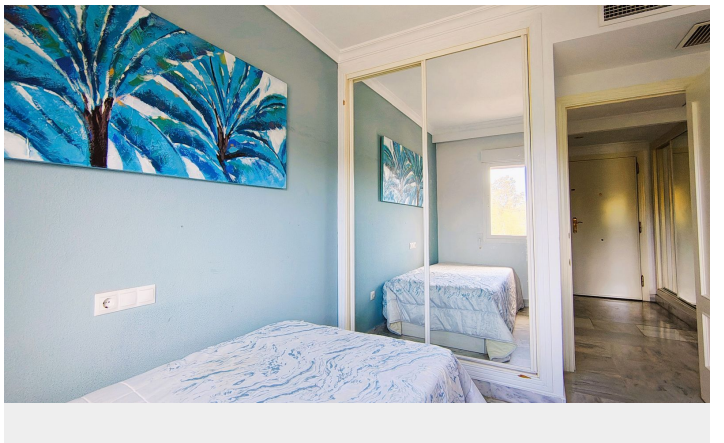
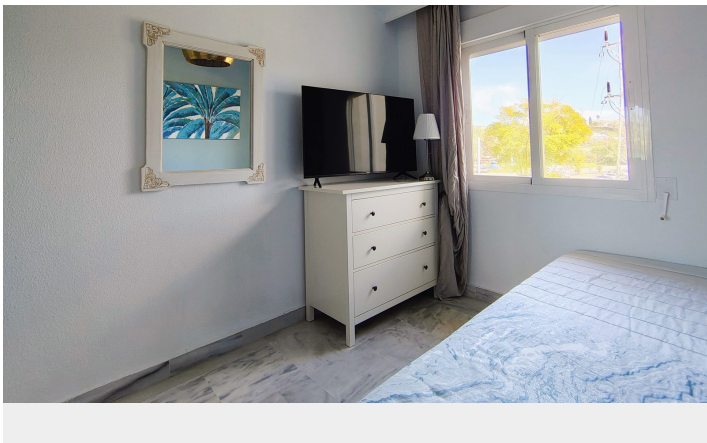
A solid investment in the heart of the Golden Triangle (Marbella - Nueva Andalucía - San Pedro).

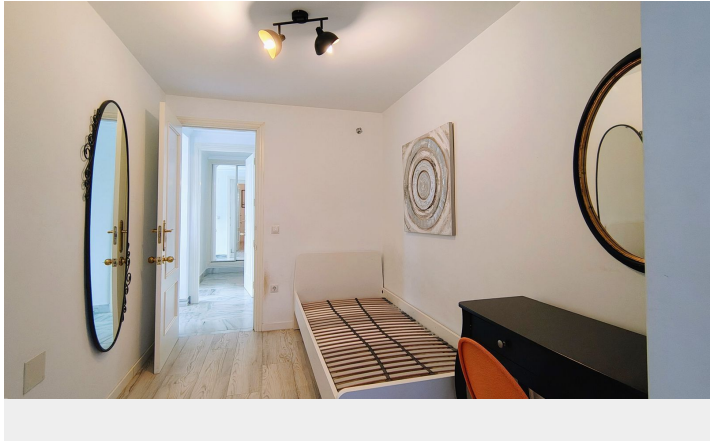
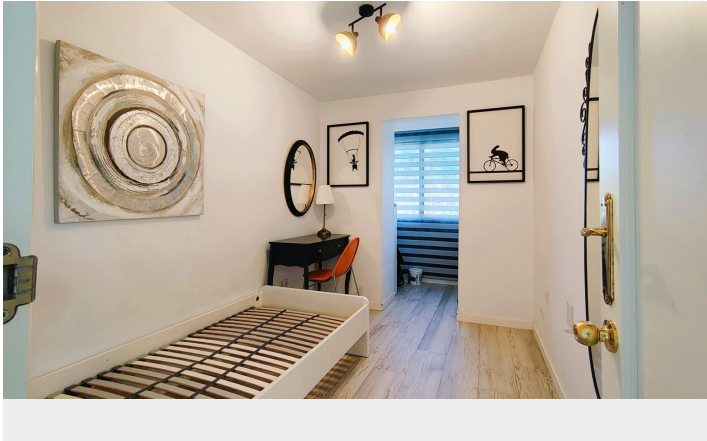
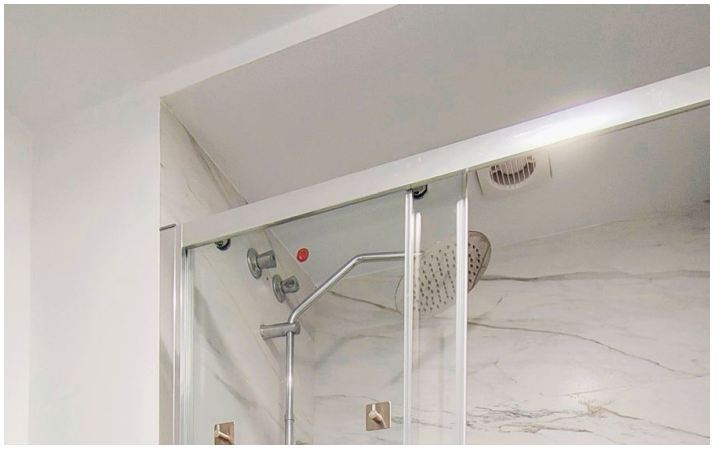
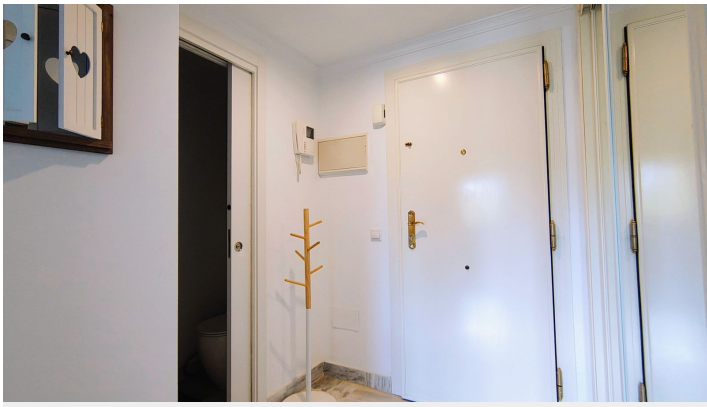
Contact us today to arrange a private viewing.

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# GALLERY







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