



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5253514 €402,000

BEDS

3

BATHS

2

BUILT

93 m²

Bright and Well-Maintained Apartment for Sale in Nueva Andalucía – Marbella

Discover this luminous and impeccably cared-for apartment in the exclusive Nueva Andalucía district of Marbella, the heart of the 'Golf Valley' on the sun-drenched Costa del Sol – a prestigious area renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the glamorous Puerto Banús marina with its designer boutiques, yacht-filled harbour, and vibrant nightlife. This prime location offers a quiet, sunny setting ideal for year-round living, a second home, or investment, with supermarkets, restaurants, beaches, and public transport all within a short walk – perfect for embracing over 300 sunny days a year in a market where 3-bedroom apartments average €500,000-€950,000 and see 10-15% annual growth.

Spanning 93 m² of functional space on the first floor (no lift), this bright apartment boasts a practical layout with three spacious bedrooms featuring fitted wardrobes, two modern bathrooms, a generous living-dining room. Fully equipped and ready to move in, it includes air conditioning throughout, ensuring comfort in Marbella's mild climate.

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# BROMLEY ESTATES

## *Marbella*

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This versatile property is a superb opportunity for family living, a holiday retreat, or holiday rentals in Nueva Andalucía's booming market – contact us today to arrange a viewing!

