## Sales - Apartment - Marbella

# 549.000€











**Ref.-ID: MIBGR5418052**

**Marbella**

**Apartment**

**3**

**2**

**119 m2**

Stylish 3-Bedroom Apartment in a Brand-New Development in Nueva Andalucía Experience contemporary Mediterranean living in this beautifully furnished 3-bedroom apartment located in the sought-after Aires de Guadaiza development, completed in 2024 in Nueva Andalucía. Offering approximately 120 m² of interior living space plus a generous 30 m² private terrace, this elegant home combines modern design, comfort, and convenience in one of Marbella's most desirable residential locations. The apartment features a bright open-plan layout with a spacious living and dining area seamlessly connected to a fully equipped contemporary kitchen. Large windows flood the property with natural light, creating a warm and inviting atmosphere throughout. Property features: • 3 spacious bedrooms • 2 modern bathrooms • Open-plan living and dining area • Fully equipped designer kitchen • Separate laundry room • Large private terrace of 30 m² • Fully furnished and ready to move into • Hot and cold air conditioning throughout • Excellent condition – completed in 2024 Residents enjoy exclusive access to premium communal facilities, including a spectacular rooftop swimming pool with panoramic sea views and a fully equipped gymnasium on the sixth floor, offering inspiring views while you work out. The price includes: • Private underground parking space • Electric vehicle (EV) charging point • Private storage room Ideally positioned in Nueva Andalucía, the apartment enjoys exceptional convenience with supermarkets, restaurants, cafés, pharmacies, shops, public transport, sports facilities, and everyday amenities just steps away. Puerto Banús, Marbella's finest golf courses, the beaches of San Pedro, and Marbella town centre are all within a short drive. Whether you are looking for a permanent residence, a holiday home, or a high-quality investment property, this exceptional apartment offers modern living in a prime Costa del Sol location.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Ensuite Bathroom
- ✔ Restaurant On Site

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking
- ✔ Private Parking
- ✔ EV charge point

**Category**
- ✔ Contemporary