

**Ref.-ID: MIBGR5336848**

**Nueva Andalucía**

**Apartment**



**2**



**2**



**180 m2**

Modern Apartment in Royal Banús · Nueva Andalucía · Marbella Located in the prestigious development of Royal Banús, just minutes from Puerto Banús and the beach, this elegant 2-bedroom apartment offers the perfect combination of comfort, style and prime location. The property features a bright and spacious living and dining area, beautifully finished with LED cove lighting, a designer chandelier, and high-quality furnishings — creating a sophisticated and welcoming atmosphere. The kitchen is a separate, fully fitted space equipped with premium appliances including an induction hob, built-in oven, and sleek cabinetry in wood and matte finishes — designed for both functionality and style. The apartment offers two well-sized bedrooms and two modern bathrooms. The master bedroom features a built-in wardrobe and direct terrace access, while the second bedroom boasts a charming feature wall and ample storage. Both bathrooms are finished to a high standard with large-format tiles, walk-in shower, bathtub, heated towel rail and floating vanity units. The generous south-facing terrace with glass balustrade is the perfect space to enjoy the Mediterranean sun, complete with a hammock and outdoor seating area. Built in 2018, the property benefits from air conditioning, underfloor heating (partial), smart home system and 24h security within a gated community. Key Features: 2 bedrooms · 2 bathrooms · 180 m<sup>2</sup> built · South-facing terrace · Fully furnished · Separate fitted kitchen · Air conditioning · Underfloor heating (partial) · Smart home system · 24h security & gated community · Private underground parking · Built 2018 Prime Location — Nueva Andalucía, within walking distance to: Shops, restaurants & cafés · Puerto Banús · The beach · Golf courses · International schools

**Setting**

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ WiFi
- ✓ Marble Flooring

**Parking**

- ✓ Private

**Condition**

- ✓ Excellent

**Furniture**

- ✓ Fully Furnished

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex





















