

Ref.-ID: MIBGR5462929

La Campana

Apartment



3



2



123 m2

Be the first to live in this brand-new three-bedroom apartment in Terrazas de Guadaiza II, a newly completed residential development in Nueva Andalucía, Marbella. Located on the second floor, the apartment offers approximately 123 m² of built space plus a private terrace of approximately 12 m². Its bright and practical layout includes a spacious open-plan living and dining area, a modern fitted kitchen, three comfortable bedrooms with built-in wardrobes, two contemporary bathrooms and a separate utility/laundry area. Large windows connect the living area with the terrace and fill the home with natural light. From the terrace, residents can enjoy open views across the communal swimming pool, the neighbouring sports courts and the landscaped park and playground. The development offers excellent communal facilities, including a saltwater swimming pool with a solarium, an equipped gym, a chill-out area and a social club overlooking the pool. Everyday amenities such as supermarkets, shops, restaurants and pharmacies are within easy walking distance, while Puerto Banús is less than a 10-minute drive away and Marbella town centre can be reached in approximately 13 minutes. The apartment is currently being carefully furnished and will be fully ready for occupation by early September 2026. The photographs show the property before completion of the furnishing process. An excellent opportunity to become the first resident of a stylish, modern home in one of Nueva Andalucía's most convenient new developments. **KEY FEATURES** - Brand-new and never occupied - Second-floor apartment - Bright open-plan living and dining area - Modern fitted kitchen - Built-in wardrobes - Separate utility/laundry area - Private terrace with open pool and park views - Communal saltwater swimming pool and solarium - Equipped residents' gym - Chill-out area and social club - Currently being furnished - Walking distance to everyday amenities - Less than 10 minutes by car to Puerto Banús

Setting

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating

Kitchen

- ✓ Fully Fitted

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Garden

Garden

- ✓ Communal

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom

Parking

- ✓ Underground

Pool

- ✓ Communal

Furniture

- ✓ Fully Furnished





















