Long Term Rental - Apartment - Nueva Andalucía

2.200€ / Month

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Ref.-ID: MIBGR5499916 **Nueva Andalucía** **Apartment**

 **2**

 **1**

 **110 m2**

Welcome to this charming 2-bedroom duplex apartment in Ivy Residences, Nueva Andalucía, ideally positioned in one of Marbella's most convenient residential areas. Set within the gated community of Ivy Residences on Calle Las Yedras, this southwest-facing home offers approximately 110.93 m² of built space, three private terraces and a comfortable layout distributed across three levels, with the upper level primarily dedicated to outdoor terrace space. The apartment features a welcoming living area with direct access to the outdoor spaces, creating a relaxed connection between indoor and outdoor living. A dedicated dining area provides plenty of space for enjoying meals with family and friends, while the separate fully fitted and equipped kitchen offers a practical layout for everyday living. The property is fully furnished and ready to be enjoyed from the moment you arrive. The accommodation comprises two bedrooms, including one double bedroom and a second bedroom with two single beds, together with one bathroom with a shower and a separate guest WC. The property comfortably sleeps four guests based on the existing beds. Central air conditioning provides both cooling and heating, ensuring a comfortable living environment throughout the year, while Wi-Fi, a washing machine and dishwasher add further convenience. One of the highlights of this duplex apartment in Nueva Andalucía is its outdoor space. The property offers three private terraces, one on each level, providing several areas to relax and enjoy Marbella's climate. The southwest orientation is particularly appealing for enjoying the afternoon and evening sun, while the upper terrace provides an inviting setting for outdoor relaxation. Residents of Ivy Residences also have access to a communal swimming pool, while a private garage space is included with the property. The residence forms part of a gated community with a security system within the urbanisation, offering additional privacy and convenience. The location is another major advantage. Situated in Nueva Andalucía, Marbella, the property benefits from a wide selection of everyday amenities within walking distance. The information provided for the property confirms that Supercor, restaurants, shops and other amenities are nearby, making it easy to enjoy daily life without always relying on a car. Blending a sought-after Nueva Andalucía location with inviting interiors and multiple private terraces, this home captures the relaxed lifestyle Marbella is known for. Whether enjoying the afternoon sun from the terrace, cooling off by the communal pool or stepping out to explore the restaurants, shops and amenities nearby, everything is within easy reach. A welcoming and versatile home in the heart of Nueva Andalucía, perfect for those looking to experience Marbella living at its best.

Setting
- ✔ Close To Shops
- ✔ Close To Town

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Urban Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water








twelve
three
six
nine










The
BERRY STREET
BRUNCH KITCHEN
EYE OPENERS
BIG BITES
SOMETHING SWEET
BEVERAGES
























CP IVY RESIDENCES


PORTAL 1