Long Term Rental - Apartment - Nueva Andalucía

3.200€ / Month

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Ref.-ID: MIBGR5546122 **Nueva Andalucía** **Apartment**

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 **150 m2**

Brand-New 3-Bedroom Duplex Apartment in Nueva Andalucía, Marbella Discover this exceptional, brand-new duplex apartment in the heart of Nueva Andalucía, ideally located close to Puerto Banús and within walking distance of shops, supermarkets, restaurants, cafés, schools, parks, pharmacies and public transport. This southwest-facing property offers 150 m² of built area, featuring three bedrooms, three bathrooms and two terraces. One of its standout features is a separate guest suite with its own private entrance directly from the street, comprising a living room, bedroom and full bathroom. This independent space offers excellent privacy and flexibility for guests, extended family or additional accommodation. The apartment is offered fully furnished with brand-new furniture and has never been occupied. It features a fully fitted modern kitchen, bright living spaces, wooden flooring, double-glazed windows, air conditioning and both covered and private terraces. Residents can enjoy beautifully maintained communal gardens, a swimming pool, gym facilities, lift access and 24-hour reception. The property also benefits from sea views, accessible facilities for people with reduced mobility, one private parking space and a storage room. Situated in a highly convenient location near all essential amenities and just a short distance from Puerto Banús, this property combines modern comfort, privacy and an excellent location.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Near Church

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ 24 Hour Security

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale

















































