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NUEVA ANDALUCÍA

bedrooms	bathrooms	built m²
3	2	93

APARTMENT IN NUEVA ANDALUCÍA

You feel the garden from the very first step. As soon as you enter, the living room opens up and leads to the integrated kitchen—perfect for cooking while chatting. At the far end, the glass-walled dining room steals the show: its full folding glass doors open completely and connect the terrace with the lawn and the pool; so, sunny breakfasts, summer naps and long dinners flow indoors and out as one single space. Then, a hallway separates the night area: three quiet, bright bedrooms; the main one, en-suite, ensures privacy. Afterwards, the second bathroom—refurbished with a walk-in shower and clean lines—serves the other two bedrooms. Moreover, ceramic floors make daily life easy and air conditioning in the day area guarantees comfort all year round; as an extra, security grilles on the exterior windows add peace of mind without giving up the light. Finally, from your raised terrace you go down a few steps and walk straight into the community garden with palm trees and a swimming pool—a serene setting to read, play or work remotely in the open air. And, when you step outside the complex, the location is outstanding: a residential street in Nueva Andalucía, a short stroll from Puerto Banús and Centro Plaza, with amenities, restaurants and supermarkets just minutes away on foot; plus, by car you reach the Golf Valley (Aloha, Las Brisas, Los Naranjos), international schools and the A-7/AP-7 access in no time. In short, a ground-floor home that blends indoor and outdoor living in one of Marbella's best-situated areas. Shall we view it?

community	garbage	ibi	price
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