

## Apartment for sale in Nueva Andalucia, Costa del Sol

3 Bedrooms | 2 Bathrooms | 151 m<sup>2</sup> Interior | 37 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes



### Property Description

Take advantage of this rare opportunity to acquire a new, ready-to-move-in property. This contemporary and very bright apartment in the Guadaiza-La Campana area, the newly developed area of Nueva Andalucia in Marbella, is a safe bet to enjoy all the amenities offered by the incomparable Costa del Sol.

East-facing and on the sixth floor, the apartment has a functional and comfortable layout with a terrace of almost 40 meters where you can enjoy daily stunning panoramic views with the iconic Concha mountain which gives Marbella its privileged microclimate. Part of the terrace has been closed to be able to take advantage of the space at all times of the year.

Located in the luxurious Aires de Guadaiza complex finished in 2023, this property is undoubtedly a safe investment as it is the fastest growing area of Nueva Andalucía in a vibrant environment with wide landscaped avenues and all kinds of amenities, shops, restaurants, cafes and International foods supermarkets all just a few meters away.

The property boasts over 150 m<sup>2</sup> built with 3 large bedrooms and two bathrooms, a large terrace

and a fully equipped kitchen offering a modern and stylish open-plan design. It also includes a convenient underground garage space and a storage room, for greater comfort and security.

The community features a large communal pool open all year round and also a gym, which will be ready by end of April 2025..

Its proximity to Puerto Banus and San Pedro de Alcántara will allow you to enjoy a wide range of services and leisure just a few minutes from your home, including prestigious International schools, top range golf courses, trendy and stylish padel clubs, fashionable Beach Clubs and Chiringuitos and all the fun and excitement the Marbella lifestyle has to offer.

Don't miss the opportunity to acquire this excellent apartment that combines luxury, comfort and an unbeatable location.

Contact us as soon as possible, we will be happy to schedule a visit!



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