# Middle Floor Apartment in Nueva Andalucía

## €950,000

Nueva Andalucía, Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 133 m² | Terrace: 77 m²









## Overview

This beautifully maintained two-bedroom apartment for sale in Los Arrayanes, Nueva Andalucia, offers an appealing combination of contemporary residential living, generous outdoor space and excellent communal facilities. Set within one of the area's most established gated developments, the property stands out for its comfortable layout and attractive south-facing terrace, making it an excellent choice as a permanent home, a holiday residence or an investment in Marbella.

The apartment features a welcoming living and dining area with direct access to the spacious terrace, which offers both covered and open sections to enjoy throughout the year. The separate kitchen is well proportioned and designed for everyday practicality. One of the apartment's distinctive features is its enlarged entrance hall,

created by incorporating an additional section of the communal corridor beyond the lift. This provides a considerably more spacious entrance than is typically found in other apartments within the development, with additional room for fitted wardrobes and storage. The master bedroom benefits from an en-suite bathroom and direct access to the terrace, while the second bedroom is served by a separate guest bathroom.

A private parking space and storage room are also included in the price.

Los Arrayanes is a highly regarded gated community in Nueva Andalucia, known for its distinctive contemporary architecture, beautifully maintained tropical gardens and peaceful residential atmosphere. Residents enjoy access to two communal swimming pools, a fully equipped gym and attractive landscaped communal areas. The development also benefits from a night-time security guard, providing an additional sense of comfort and peace of mind.

The location is another key advantage of this apartment in Los Arrayanes. Situated in the heart of Nueva Andalucia, Marbella's renowned Golf Valley, the development is surrounded by prestigious golf courses, including Aloha Golf Club, Las Brisas and Los Naranjos. Puerto Banus, with its marina, beaches, restaurants and designer boutiques, is just a short drive away. A wide selection of shops, cafés, restaurants, international schools and everyday amenities can also be found nearby.

Combining a sought-after address, attractive communal facilities and a spacious south-facing terrace, this apartment for sale in Los Arrayanes represents an excellent opportunity to enjoy the lifestyle that makes Nueva Andalucia one of Marbella's most desirable residential areas.

## Amenities

Setting: Close To Golf

Orientation: South Facing

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Sea Views, Mountain Views, Garden Views, Pool Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Gym, Storage Room, Marble Flooring

Kitchen: Partially Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Alarm System

Parking: Communal Parking

## Taxes & Fees

Rubbish: €185 per year

## Contact

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