



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

335,000 €

Reference: R5081611    Bedrooms: 1    Bathrooms: 1    Build Size: 109m<sup>2</sup>    Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Set in the heart of Nueva Andalucía, just moments from the prestigious Golf Valley, this bright and spacious apartment in Brisas de los Naranjos offers a prime investment opportunity in one of Marbella's most sought-after residential areas where touristic rentals are permitted. This charming 1-bedroom, 1-bathroom residence features panoramic views across the golf course and sits within a secure, gated community with lush communal gardens and a tranquil swimming pool. With 109 m<sup>2</sup> of built space and a generous 30 m<sup>2</sup> terrace, the apartment enjoys a seamless flow between indoor and outdoor living—perfect for enjoying the Mediterranean sun and surrounding greenery. The home includes underground parking and a storage room, with the added potential to convert the layout into a 2-bedroom apartment, enhancing its rental appeal and long-term value. Positioned within walking distance to world-class golf courses, restaurants, shops, and all the lifestyle amenities of Nueva Andalucía and Puerto Banús, this apartment is a smart blend of comfort, location, and potential.



## Features:

### Features

Near Transport

WiFi

Utility Room

### Views

Mountain

Panoramic

Country

Garden

Golf

### Pool

Communal

### Parking

Private

### Orientation

North West

### Setting

Close To Golf

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

### Garden

Communal

### Category

Golf

### Climate Control

Air Conditioning

### Condition

Good

### Security

Gated Complex

### Furniture

Optional