

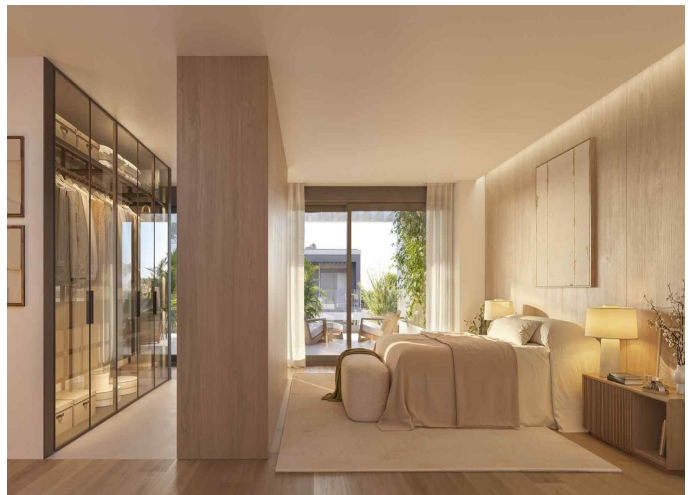
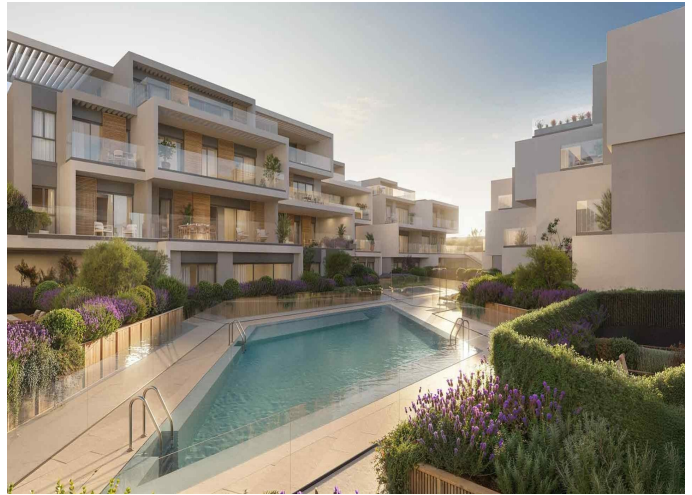
€ 899,100

Ref: 03222

## Apartment for sale in Marbella

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3 Bedrooms | 3 Bathrooms | 119 m<sup>2</sup> Interior | 32 m<sup>2</sup> Terraces | Garage Yes | Pool Yes |



### Property Description

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We present a new residential project in Marbella, in the Nueva Andalucía area, north of Puerto Banús.

It is a new development of 113 multi-family homes “with large common areas, a spectacular design, avant-garde architecture, and excellent qualities”. Ground-floor apartments, duplexes, intermediate and penthouses with 2 to 4 bedrooms, all with terrace.

The project is structured in a residential complex of low-density blocks to provide them with greater spaciousness, tranquility and privacy, aspiring to achieve the highest energy rating through the implementation of systems such as aerothermal energy, for the production of hot water and heating, low-consumption lighting and planting of species with low water consumption.

Additionally, the development is equipped with large communal areas with a fitness room, club lounge, indoor pool, spa and gardens, among other facilities. The area where the project is located, Nueva Andalucía, is situated in the heart of the Costa del Sol, specifically in the municipality of Marbella, north of Puerto Banús and 10 kilometres from the city centre.

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This corner is recognised as one of the most prestigious and attractive residential areas in Spain and southern Europe, with 325 days of sunshine a year, a mild climate, kilometres of beach and impressive natural landscapes in the immediate vicinity. The area is also characterised by its wide and varied offer of restaurants, beach clubs, shopping centres and marinas such as Puerto Banús, the Marbella Marina, Cabopino or La Bajadilla”.

Additionally, it has four golf courses within a three-kilometre radius such as Los Naranjos Club de Golf, La Quinta Golf & Country Club, Real Club de Golf Las Brisas and Aloha Golf Club. Furthermore, this enclave is perfectly connected by the AP-7, A-7 and N-340, which connect all the coastal towns on the Costa del Sol with the province of Cadiz. Málaga – Costa del Sol airport is 60 km away and Gibraltar airport is 65 km away.

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