



## Top Floor Apartment for sale in Marbella

650,000 €

Reference: R5115592 Bedrooms: 4 Bathrooms: 2 Build Size: 175m<sup>2</sup> Terrace: 14m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

BEAUTIFUL BRAND-NEW APARTMENT IN NUEVA ANDALUCÍA - READY TO MOVE IN Welcome to your dream home in the heart of Nueva Andalucía, nestled in the highly sought-after Albatros XV development and just delivered at the end of 2024. Situated on the 6th floor, this beautifully finished apartment is fully furnished, includes a stylishly upgraded kitchen, and is ready for you to move in — no waiting, no hassle. Step inside to discover a bright and airy layout spanning 175 m<sup>2</sup> built area, featuring: 4 spacious bedrooms, 2 sleek modern bathrooms, a contemporary open-plan kitchen and living area, perfect for everyday comfort and entertaining guests. With a south/southeast-facing orientation, the apartment is filled with natural light throughout the day. Step out onto your private terrace and enjoy your morning coffee with panoramic views of La Concha Mountain and even a glimpse of the Mediterranean Sea. Premium features include: - Upgraded Designer-kitchen - Built-in wardrobes - Central heating & air conditioning - Private terrace & balcony - Elevator access in a secure, well-kept building with concierge service Exclusive community amenities: - Rooftop swimming pool with stunning views - Fully equipped fitness center - Beautiful landscaped gardens for peaceful outdoor moments Prime Location: Just an 8-minute drive from Albatros to the vibrant Puerto Banús and charming San Pedro de Alcántara, and only minutes from the coast — with Playa de San Pedro (2.9 km) and Playa de Nueva Andalucía (3 km) nearby. Whether you're searching for a permanent residence, a holiday retreat, or a sound investment property, this apartment offers a rare opportunity to own a move-in-ready, brand-new home in one of Marbella's most desirable areas.



Features:

Features

- Covered Terrace
- Lift
- Private Terrace
- Storage Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- 24 Hour Reception
- Fitted Wardrobes
- Fiber Optic
- Access for people with reduced mobility
- Gym
- Solarium

Views

- Sea
- Mountain
- Panoramic
- Urban

Pool

- Communal

Garden

- Communal

Utilities

- Electricity
- Drinkable Water

CO2 Emission Rating

A

Orientation

- South
- South East

Setting

- Commercial Area
- Close To Port
- Urbanisation
- Close To Shops
- Close To Schools
- Close To Sea
- Town

Furniture

- Fully Furnished

Security

- Gated Complex
- 24 Hour Security
- Electric Blinds
- Entry Phone

Category

- Investment
- Resale
- Contemporary

Climate Control

- Air Conditioning
- Central Heating

Condition

- Excellent
- New Construction

Kitchen

- Fully Fitted

Parking

- Underground

Energy Rating

B