

## Apartment in Nueva Andalucía

Reference: R4988677



Bedrooms: 3

Bathrooms: 2

M<sup>2</sup>: 146

Price: 395,000 €

Status: Sale

Property Type: Apartment

Parking places: by request






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**Overview:** Experience coastal luxury in this exclusive sea-view apartment at Albatros V, Nueva Andalucía, Marbella. Perched on the sixth floor with a coveted south orientation, this residence offers breathtaking sea views and abundant natural light all day—keeping it invitingly warm in winter and refreshingly cool in summer. **Key Features:**

**Thoughtful Layout:** Step into a spacious entrance hall featuring built-in wardrobes, which leads to a generously sized living room, an independent, fully equipped modern kitchen, and a well-appointed hallway that accesses three bright bedrooms. The master suite offers the privacy of an en-suite bathroom, while all bedrooms include stylish built-in wardrobes with elegant wooden interiors. **Modern Finishes:** Enjoy porcelain tile flooring throughout, double-glazed windows, and a kitchen that embodies contemporary Nordic design. Recently renovated in July 2024 by a prestigious Marbella studio, the kitchen is outfitted with top-tier Balay designer appliances—including a versatile oven, integrated Bosch dishwasher, and an advanced induction hob with Flex function and Wi-Fi connectivity. PET doors, Techlam porcelain countertops, and a 10-year warranty further enhance the space.

**Luxurious Bathrooms:** The en-suite bathroom boasts a spacious, modern shower tray, glass screens, and designer fittings by Ramón Soler and Roca, complemented by an LED-lit, defogging mirror with integrated Bluetooth speakers. **Additional Comforts:** The living room is fitted with a Samsung air conditioning and heat pump (installed less than two years ago), ensuring optimal comfort year-round. **Extra Amenities:** Benefit from a large garage with elevator access and a convenient storage room. This property has a First Occupancy License (LPO) Community fees: 100€ per month IBI: 750€ per year Indoor Built Area: 126m<sup>2</sup> Covered Terrace: 4m<sup>2</sup> Underground garage space: 12m<sup>2</sup> Storage room: 4m<sup>2</sup> This meticulously maintained property is move-in ready, offering a relaxed yet sophisticated lifestyle in one of the Costa del Sol's most desirable locations. Don't miss your opportunity to call this exceptional sea-view apartment your new home. Contact us today for more details and to arrange a viewing.

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#### Features:

Golf, None, New development, Air conditioning, Heating, Sea views, Lift, None, Private garden, 24H Security, Parking, Holiday Home, Investment