

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 129 m<sup>2</sup> Interior | 32 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,587 IBI | € 184 Rubish tax | € 5,220 Community fees



### Property Description

A rare opportunity in Magna Marbella — the only southwest-facing two-bedroom in the final phase, with open views to the Mediterranean and Gibraltar.

Set within the prestigious gated community of Magna Marbella, one of Nueva Andalucía's most sought-after addresses, this beautifully renovated first-floor apartment belongs to the development's final and most generous phase — offering larger interiors and a wider terrace than the earlier buildings, and a privileged southwest orientation that very few homes here enjoy.

That orientation defines the apartment: abundant natural light from morning to evening, and spectacular sunsets over the coastline. From the covered terrace, the view stretches across the Mediterranean towards Gibraltar on clear days, while the kitchen and guest bedroom look onto peaceful mountain scenery — a rare combination of sea, light and nature in a single home.

The apartment offers 161 m<sup>2</sup> built, comprising 129 m<sup>2</sup> of interior living space and a generous 32 m<sup>2</sup> covered terrace, designed for the Mediterranean lifestyle all year round.

This is, by design, a true two-suite residence rather than a layout stretched to add a third room. Recently refurbished to a high standard, it centres on a sophisticated open-plan living space with a contemporary island kitchen, bespoke wood cabinetry and premium finishes. The kitchen flows seamlessly into the dining and living areas, where full-height sliding doors frame the sea view and

open onto the terrace. The master suite is bright and spacious, with an en-suite bathroom and direct terrace access — waking up to the Mediterranean every morning. The guest bedroom, also fully en-suite, enjoys charming mountain views, offering genuine privacy and comfort for family and guests.

Magna Marbella is renowned for its manicured tropical gardens, several communal pools and 24-hour security. In the heart of the Golf Valley, overlooking Magna Marbella Golf, it is minutes from Puerto Banús, Marbella town, international schools, beaches and a superb choice of restaurants and amenities. Private garage and storage are included.

Offered fully turnkey and ready to move into immediately — whether as a permanent home, a refined holiday residence or an investment, this apartment is a rare chance to own the best-positioned two-bedroom in one of Nueva Andalucía's most established communities. A home in this exact configuration is unlikely to come to the market again.

#### Property Highlights

Final phase of Magna Marbella — largest interior and terrace layout

Southwest orientation — all-day light and sunsets

Panoramic sea views to Gibraltar; mountain views from kitchen and guest bedroom

Two full en-suite bedrooms

161 m<sup>2</sup> built · 129 m<sup>2</sup> interior · 32 m<sup>2</sup> covered terrace

Renovated throughout with premium finishes

Contemporary open-plan island kitchen

Bright living-dining area with direct terrace access

First-floor, exterior, with lift

Private garage and storage included

Gated community, 24-hour security, tropical gardens and communal pools

Front-line golf, minutes from Puerto Banús

Turnkey — ready to move in