

## Wohnung zum Verkauf in Nueva Andalucía, Costa del Sol

2 Schlafzimmer | 2 Badezimmer | 129 m<sup>2</sup> Wohnfläche | 32 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,587 IBI | € 184 Rubish tax | € 5,220 Community fees



### Beschreibung der Immobilie

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 gen