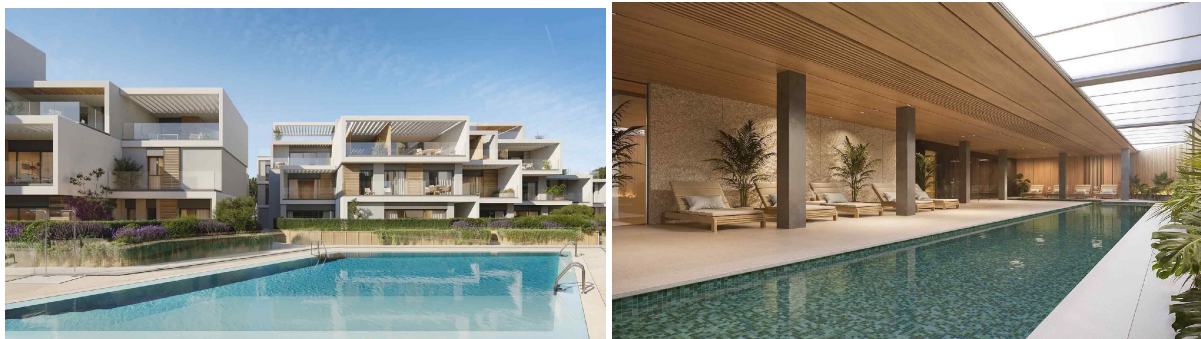


## apartment for sale Marbella, Costa Noroeste



Isa Bela – Luxury Flat in the Heart of Nueva Andalucía, Marbella~~Isa Bela is an exclusive contemporarydesigned flat located in one of Marbella’s most prestigious areas: Nueva Andalucía, a privileged enclave surrounded by golf courses, absolute tranquillity, and just minutes from Puerto Banús. A unique property that blends architectural elegance, extraordinary spaciousness, and an unparalleled Mediterranean lifestyle.~~ Bright, Modern and Spacious Living~~The villa has been conceived with a functional and sophisticated design, offering 95.60 m2 of interior usable space, optimally distributed to maximise comfort and family living.~~It comprises:~~Large openplan living–dining room with integrated kitchen (35 m2), a seamless space that opens naturally onto the terraces.~~Three bright, wellproportioned bedrooms.~~Two full bathrooms with modern design.~~Guest toilet, ideal for visitors.~~Hallway, entrance hall and utility room, providing everyday practicality and convenience.~~ Elegant and Comfortable Interiors~~The interior built area reaches 113.72 m2, ensuring solid, warm spaces ready to be personalised to the buyer’s taste. Highquality enclosures offer insulation and comfort throughout the year.~~ Spectacular Outdoor Areas~~One of Isa Bela’s most outstanding features is its generous outdoor surface area.~It offers 159.22 m2 of usable exterior space, made up of:~~Expansive open terraces, perfect for sunbathing, relaxing, or creating lounge areas.~~21.06 m2 covered terrace, ideal for al fresco dining with views over the surroundings.~~154.08 m2 of constructed open exterior area, providing ample space for a pool, chillout zone or customised landscaping.~~ Total Areas~~Total built area + communal elements: 184.24 m2~~Total usable area: 105.16 m2~~Total built area (according to BOJA 218/2005): 174.55 m2~~ A Superior Mediterranean Lifestyle~~Isa Bela is the perfect blend of exclusivity, privacy, and proximity to Marbella’s finest amenities: golf courses, highend restaurants, international schools and shopping areas.~A villa designed for those seeking comfort, style and an unbeatable location.

### property details

Spanishestate **6332698**  
id:  
reference:: **13697-SVV**  
close to/ located: **Marbella**  
region: **Costa Noroeste**  
property type: **apartment**

### contact

real estate agent: **Best House Guanarteme**  
name: **not available**  
spreekt: **not available**  
telefoon: **+34928493720**

rooms:	<b>3</b>
property surface:	<b>184 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 1.725.000</b>