



## ALBATROSS HILL

Albatross Hill - Nueva Andalucía

**EXCLUSIVE | 1.100.000 €**

- **Quality Residence** - thoughtful design, and effortless elegance
- **Outdoor Living** – Massive covered & open terrace areas
- **Sea Views** – Elevated corner position enjoying great open views
- **Top Location** – Perfectly situated in the heart of Marbella's Golf Valley offering tranquility yet close to golf and amenities.
- **Other Features** – Large rooms, fully fitted kitchen, elegant finishes, fireplace, landscaped communal gardens, premium facilities (3 outdoor swimming pools, indoor heated pool, sauna, gym, etc), tennis court, gated urbanisation, 24hr security.



### Property Information

Built m <sup>2</sup>	287
Interior m <sup>2</sup>	-
Terrace m <sup>2</sup>	-

## Luxury Apartment for Sale in Albatross Hill, Nueva Andalucía.

Discover a truly exceptional luxury apartment for sale in Nueva Andalucía, located within the prestigious Albatross Hill complex in the heart of Marbella's Golf Valley. This elegant three-bedroom residence perfectly blends modern design, comfort, and the relaxed sophistication that defines the Marbella lifestyle.

Offering a total of 287 m<sup>2</sup> of refined interior living space and sunny terraces—the property captures the essence of indoor-outdoor Mediterranean living. The apartment features three spacious en-suite bedrooms, a guest toilet, and large living areas filled with natural light. The expansive terrace serves as the heart of the home and is the true focal point—perfect for entertaining, unwinding, enjoying the mountain and sea views, or dining under the stars.

Residents enjoy world-class amenities, including three outdoor swimming pools, a heated indoor pool, gym, sauna, tennis court, and 24-hour security, surrounded by beautifully landscaped gardens. Perfectly positioned close to Marbella's best golf courses—Las Brisas, Los Naranjos, and Aloha Golf Club—as well as beaches, fine dining, and boutique shopping, this property offers an unmatched lifestyle in one of Marbella's most desirable gated communities.

Experience timeless elegance and exceptional comfort in this rare Albatross Hill apartment for sale—a true gem in the Marbella real estate market. Private underground parking for two cars and a storage room are included with the apartment.

Reference	<b>PVM0076</b>	Beds	3	Built m <sup>2</sup>	287
Type	Ground Floor Apartment	Baths	3	Interior m <sup>2</sup>	-
Location	Albatross Hill, Nueva Andalucía	En-suite Baths	3	Terrace m <sup>2</sup>	-
		Guest Toilets	1	Garden m <sup>2</sup>	N/A
Pool	Communal	Community	867 € / month	Levels	1
Garden	N/A	Garbage	185 € / year	Floor	Ground
Garage	Private	IBI	1.958 € / year	Orientation	S, SW
Parking slots	2	Construct Year	2005	EPC	In Progress

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Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



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