



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

375.000 €

Reference: R5173060 Bedrooms: 2

Bathrooms: 2

Plot Size: 1m<sup>2</sup>

Build Size: 95m<sup>2</sup>

Terrace: 9m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Marbella, Nueva Andalucia Bright Apartment next to Puerto Banús Wonderful first-floor apartment in perfect condition, iit features 2 bedrooms with fitted wardrobes and 2 bathrooms (both with windows, one of the bathroom is also en-suite), The apartment is filled with natural light and boasts a delightful south west facing terrace with lots of privacy. The kitchen is fully equipped and if desired it can be renovated as an open plan kitchen. The proud seller has taken excellent care of the property throughout the years. Additional features include a private parking space and a storage unit, both included in the price. The complex has landscaped tropical gardens, swimming pool and two paddel courts for the exclusive use of its resident. Ideally located just a short stroll from the iconic Puerto Banús and its array of exclusive amenities, as well as the pristine Mistral and Rodeo beaches, this property offers both convenience and charm. Situated approximately 12 minutes on foot from the beach and Puerto Banús, the location is unbeatable. Directly across from the complex, you'll find a tennis club, while just 250 meters away, the renowned Real Club de Padel offers one of the most impressive gyms on the Costa del Sol. This property perfectly combines an exceptional location with outstanding amenities—ideal for either year-round living or as a holiday retreat.





## **Features:**

Özellikler Oryantasyon İklim kontrolü

Kapalı teras Doğu Klima

Kaldırmak Batı Soğuk klima Ulaşım yakınında Güney Doğu Sıcak klima

Özel teras Güney Batı

Depo

Ensuite Banyo Mermer döşeme

Çift cam

Takılmış gardıroplar

Kürek tenisi

GörüşlerAyarDurumBahçeLimana yakınHarika

Havuz Denize yakın

Dükkanlara Yakın Şehre yakın Marina'ya yakın

HavuzMobilyaMutfakOrtakTamamen mobilyalıTam takılmışBahçeGüvenlikOtoparkOrtakKapılı kompleksYeraltı

Giriş telefonu

Kamu hizmetleri Kategori Enerji derecesi

Elektrik Yeniden satış F

İçilebilir su

**CO2** Emisyon Derecesi

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