



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

**375.000 €**

Reference: R5173060    Bedrooms: 2    Bathrooms: 2    Build Size: 90m<sup>2</sup>    Terrace: 8m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Marbella, Nueva Andalucia Bright Apartment next to Puerto Banús Wonderful first-floor apartment in perfect condition, it 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 paddle 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

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Kürek tenisi

### Görüşler

Bahçe  
Havuz

### Havuz

Ortak  
Bahçe  
Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su

### CO2 Emisyon Derecesi

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### Oryantasyon

Doğu  
Batı  
Güney Doğu  
Güney Batı

### Ayar

Limana yakın  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Marina'ya yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### Kategori

Yeniden satış

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Harika

### Mutfak

Tam takılmış  
Otopark  
Yeraltı

### Enerji derecesi

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