



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

**685,000 €**

Reference: R5168800    Bedrooms: 3    Bathrooms: 2    Build Size: 131m<sup>2</sup>    Terrace: 10m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Beautiful RENOVATED apartment, not lived in and priced to sell now!

WALKING DISTANCE TO PUERTO BANUS, Centro Plaza and the beaches, with all amenities, shops, restaurants and supermarket on the doorstep...

Valid LPO in place and VACATION RENTALS ALLOWED BY THE COMMUNITY!

According to the Title Deed (Escritura) this spacious first floor, corner apartment has 124m2 built area, consists of a spacious entrance hall with multiple wardrobes, kitchen, large dining / living room, 3 bedrooms and 2 bathrooms. All bedrooms have built in wardrobes and two bedrooms are so spacious, there is extra room for a desk / study area or dressing area next to the double bed.

There is a lovely, spacious TERRACE, accessible from both the living room and the master bedroom, a perfect space for relaxing or to enjoy alfresco dining.

The spacious living / dining area is flooded with natural light and the view stretches to La Concha!

Located on the first floor in the higher blocks of the urbanization, this beautiful home is easily accessible from the main entrance by LIFT or stairs and enjoys total PRIVACY and lovely VIEWS to the surroundings and the mountains.

An UNDERGROUND PARKING spot is also included in the sales price and there is a covered utility room / STORAGE room just off the kitchen.

There are 3 swimming pools - one Olympic size for proper swimming and another one that is heated in the winter plus a kids' pool, with plenty of sunbeds to soak up the sun.

The community is well maintained and there is 24 hr SECURITY / CONCIERGE on site

### OTHER KEY POINTS OF THIS LISTING:

- \* Extremely spacious and bright
- \* Brand new, well designed kitchen with Bosch appliances
- \* Two new bathrooms with walk-in shower and LED lights
- \* New energy efficient water heater
- \* New A/C units
- \* wooden floors
- \* valid LPO in place!

Don't be fooled! Many 3bdr apartments offered for sale in this urbanization are much smaller, because they have been converted from a 2bdr to a 3 bedroom by turning the kitchen into a small bedroom and moving the kitchen into the living room.

All in all, this apartment is ideal as a family home or can be a fantastic investment, as both LONG TERM and SHORT TERM rentals are in high demand in the area.

We invite you to come and have a look any time - we hold the keys and it will be our pleasure to show you around.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Wood Flooring  
Restaurant On Site  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private

### Views

Mountain  
Garden  
Courtyard  
Urban

### Pool

Communal  
Heated  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity