



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

**680,000 €**

Reference: R5285914   Bedrooms: 3   Bathrooms: 2   Build Size: 116m<sup>2</sup>   Terrace: 17m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Large top floor 3 bedroom, 2 bathroom apartment right in the centre of Nueva Andalucía, directly opposite Centro Plaza. You can walk to everything, cafés, restaurants, supermarkets, golf, and Puerto Banús, yet the community remains calm and residential. Elevated, bright and private, the apartment enjoys open panoramic views towards La Concha, with clear sea views and sunset views from the front of the property and two of the bedrooms. Recently furnished throughout, it is completely ready to move into or rent out immediately. The property includes a rare double garage with space for two cars. It also benefits from a short term rental licence obtained prior to 4 April, with documented rental history and proven income. A highly practical, central and fully compliant property that works equally well as a lifestyle home or a strong performing rental investment.



## Features:

Features	Orientation	Climate Control
Covered Terrace	North East	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		Central Heating
Satellite TV		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Barbeque		
Domotics		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Close To Golf	
Panoramic	Close To Port	
Pool	Urbanisation	
Golf	Close To Sea	
Port	Close To Shops	
Urban	Close To Town	
Forest	Close To Schools	
Street	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Children`s Pool		
Security	Parking	Utilities
Gated Complex	Underground	Electricity
24 Hour Security	Garage	Drinkable Water
Alarm System	Private	Telephone
Entry Phone	Covered	
	Open	
	Street	
	Communal	
	More Than One	
Category		
Holiday Homes		
Investment		
Bargain		
Resale		
Contemporary		