



## Middle Floor Apartment for sale in Marbella, Marbella

370,000 €

Reference: R5292985 Bedrooms: 2 Bathrooms: 2 Plot Size: 1m<sup>2</sup> Build Size: 108m<sup>2</sup> Terrace: 48m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

MARBELLA / NEAR PUERTO BANUS WITH HOLIDAY RENTAL LICENSE... PRICE IS NOT NEGOTIABLE Discover your new home in Nueva Andalucía! This magnificent apartment for sale is located less than 5 minutes by car from Puerto Banús and within walking distance of shops and the famous Marbella Real gym and paddle tennis club. Enjoy a large 48m<sup>2</sup> terrace with views of the tropical gardens and a large swimming pool, accessible from the living room. The American-style kitchen is fully equipped and perfect for sharing your best culinary moments with your family and guests. Other features that make this home stand out are the marble floors throughout the property that add a touch of elegance, while the hot/cold air conditioning guarantees your comfort throughout the year. The residential complex offers spacious common areas, including a playground, basketball/football court, 2 large swimming pools and a children's pool, as well as landscaped gardens and paddle tennis courts. The price includes parking for up to 2 cars, which is a great advantage. With 157 m<sup>2</sup> built and 108 m<sup>2</sup> usable area, this second-hand property in good condition was built in 2003 and has built-in wardrobes and a storage room. Located on the 2nd floor, facing north, it has an elevator for your convenience. The heating is electric with a hot/cold pump. Don't miss the opportunity to live in this wonderful environment with all the comforts you need. Contact us now for more information!



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Reduced  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One