



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

**410.000 €**

Reference: R4827421    Bedrooms: 2    Bathrooms: 2    Plot Size: 1m<sup>2</sup>    Build Size: 108m<sup>2</sup>    Terrace: 50m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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. Located on the second floor, it has 2 bedrooms and 2 bathrooms, ideal for your comfort.

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:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Wifi  
Kürek tenisi  
Kamu hizmeti odası

### Görüşler

Bahçe  
Havuz

### Havuz

Ortak

### Bahçe

Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon

### Oryantasyon

Kuzey

### Ayar

Limana yakın  
Kentleşme  
Denize yakın  
Şehre yakın  
Marina'ya yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik  
Giriş telefonu

### Kategori

Azaltılmış  
Pazarlık  
Yeniden satış

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

İyi

### Mutfak

Tam takılmış  
Otopark  
Yeraltı  
Birden fazla