



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

375.000 €

Reference: R5173060 Bedrooms: 2

Bathrooms: 2

Plot Size: 1m<sup>2</sup>

Build Size: 95m<sup>2</sup>

Terrace: 9m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Marbella, Nueva Andalucia Bright Apartment next to Puerto Banús Wonderful first-floor apartment in perfect condition, iit 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 paddel 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:**

CaratteristicheOrientamentoClimate ControlTerrazza copertaEstAria condizionata

Ascensore Ovest Freddo a/c
Vicino ai mezzi di trasporto Sud -est Caldo a/c

Terrazza privata Sud -ovest

Ripostiglio Bagno privato Pavimenti in marmo

Doppio vetro Armadi a muro Tennis paddle

VisteCollocamentoCondizioneGiardinoVicino al portoEccellente

Piscina Vicino al mare Vicino ai negozi

Vicino alla città Vicino al porto

Piscina Mobilia Cucina

Condominiale Completamente arredato Completamente arredata

GiardinoSicurezzaParcheggioCondominialeComplesso residenziale privatoSotterraneo

Citofono

Utility Categoria Valutazione energetica

Elettricità Rivendita F

Acqua potabile

Valutazione delle emissioni di CO2

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