



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

**397.000 €**

Reference: R5250742    Bedrooms: 2    Bathrooms: 2    Build Size: 75m<sup>2</sup>    Terrace: 15m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Marbella – Nueva Andalucía. Renovated apartment with tourist license, steps from Puerto Banús Bright first-floor apartment located in one of the most established and sought-after communities in Nueva Andalucía, just a few minutes' walk from Puerto Banús. The property has been recently refreshed and updated, presenting itself in impeccable condition. The apartment offers 2 bedrooms with fitted wardrobes and 2 full bathrooms, one of which is en suite. Both bathrooms have exterior windows, which promotes natural ventilation and a feeling of spaciousness. The living room opens onto a southwest-facing terrace, a very pleasant space to relax and enjoy privacy at any time of year. The kitchen retains its original design and is equipped with high-quality appliances. There is the option of integrating it with the living room for those who prefer a more open and contemporary concept. The development has extensive gardens, a communal swimming pool, paddle tennis courts, and a very well-maintained environment, as well as a parking space and storage room included. Its location is unbeatable: a short walk from the beaches of Mistrál and Rodeo, and all the gastronomic and shopping options of Puerto Banús. Thanks to the active tourist license, the property is an outstanding option both for those looking for a permanent home and for investors who want to make a profit from day one.



## Features:

### Caratteristiche

Terrazza coperta

Ascensore

Terrazza privata

Ripostiglio

### Condizione

Eccellente

### Parcheggio

Sotterraneo

Garage

Privato

Coperto

### Orientamento

Sud -ovest

### Piscina

Condominiale

### Climate Control

Aria condizionata

### Sicurezza

Complesso residenziale privato