



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

**435,000 €**

Reference: R5122192   Bedrooms: 2   Bathrooms: 2   Build Size: 95m<sup>2</sup>   Terrace: 14m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Albatros IV is a development situated in the Nueva Andalucía (La Campana) area of Marbella. A modern construction walking distance of all local amenities and well connected to Marbella, Puerto Banús and San Pedro de Alcántara. The apartment is on the 4th floor and enjoy a south facing orientation making it light, bright and airy. The accommodation is well appointed and comprises lounge/diner, fitted kitchen, two bedrooms and two bathrooms (one en suite). Other features include, south facing balcony, secure underground parking space and storage unit, utility room and air conditioning throughout. Currently being let on a a holiday rental basis it is the perfect opportunity to acquire a sound investment.



## Features:

### Features

Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Fiber Optic

### Views

Sea  
Panoramic

### Pool

Communal

### Parking

Private

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Energy Rating

E

### Climate Control

Air Conditioning

### Condition

Excellent

### Security

Entry Phone

### CO2 Emission Rating

E