



Middle Floor Apartment for sale in Nueva Andalucía,
Marbella

685,000 €

Reference: R5168800 Bedrooms: 3 Bathrooms: 2 Build Size: 131m² Terrace: 10m²





Costa del Sol, Nueva Andalucía

Beautiful RENOVATED apartment, not lived in and priced to sell now!

WALKING DISTANCE TO PUERTO BANUS, Centro Plaza and the beaches, with all amenities, shops, restaurants and supermarket on the doorstep...

Valid LPO in place and VACATION RENTALS ALLOWED BY THE COMMUNITY!

According to the Title Deed (Escritura) this spacious first floor, corner apartment has 124m² built area, consists of a spacious entrance hall with multiple wardrobes, kitchen, large dining / living room, 3 bedrooms and 2 bathrooms. All bedrooms have built in wardrobes and two bedrooms are so spacious, there is extra room for a desk / study area or dressing area next to the double bed.

There is a lovely, spacious TERRACE, accessible from both the living room and the master bedroom, a perfect space for relaxing or to enjoy alfresco dining.

The spacious living / dining area is flooded with natural light and the view stretches to La Concha!

Located on the first floor in the higher blocks of the urbanization, this beautiful home is easily accessible from the main entrance by LIFT or stairs and enjoys total PRIVACY and lovely VIEWS to the surroundings and the mountains.

An UNDERGROUND PARKING spot is also included in the sales price and there is a covered utility room / STORAGE room just off the kitchen.

There are 3 swimming pools - one Olympic size for proper swimming and another one that is heated in the winter plus a kid's pool, with plenty of sunbeds to soak up the sun.

The community is well maintained and there is 24 hr SECURITY / CONCIERGE on site

OTHER KEY POINTS OF THIS LISTING:

- * Extremely spacious and bright
- * Brand new, well designed kitchen with Bosch appliances
- * Two new bathrooms with walk-in shower and LED lights
- * New energy efficient water heater
- * New A/C units
- * wooden floors
- * valid LPO in place!

Don't be fooled! Many 3bdr apartments offered for sale in this urbanization are much smaller, because they have been converted from a 2bdr to a 3 bedroom by turning the kitchen into a small bedroom and moving the kitchen into the living room.

All in all, this apartment is ideal as a family home or can be a fantastic investment, as both LONG TERM and SHORT TERM rentals are in high demand in the area.

We invite you to come and have a look any time - we hold the keys and it will be our pleasure to show you around.



Features:

Features

Lift
Near Transport
Private Terrace
Ensuite Bathroom
Double Glazing
24 Hour Reception
Fitted Wardrobes
WiFi
Utility Room
Wood Flooring
Restaurant On Site
Near Church
Fiber Optic
Access for people with reduced mobility

Setting

Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Schools
Town

Furniture

Fully Furnished
Optional

Security

Gated Complex
24 Hour Security
Entry Phone

Category

Holiday Homes
Investment
Resale
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent
Recently Refurbished
Recently Renovated

Kitchen

Fully Fitted

Parking

Underground
Garage
Private

Views

Mountain
Garden
Courtyard
Urban

Pool

Communal
Heated
Children`s Pool

Garden

Communal
Landscaped

Utilities

Electricity