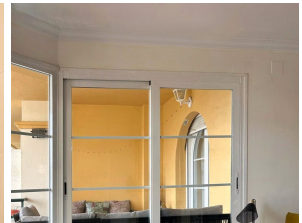


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Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **131m2** Terrace **0m2**

R5410489

**Middle Floor
Apartment**

Nueva Andalucía

460.000€

****Currently rented until September 30.**** *****Investors who are interested in purchasing a property with a rental tenant, please contact us.**** Located in one of Marbella's most sought-after urbanizations, this spacious second-floor apartment offers breathtaking views of La Concha mountain and boasts the largest terrace in the community. Just a 10-minute walk to Puerto Banús, this property is an exceptional opportunity for those seeking a stylish residence, a holiday home, or a high-value investment in a prime location. **Property Features:** 2 spacious bedrooms, designed for comfort and relaxation. 2 modern bathrooms, featuring high-quality finishes. Bright and inviting living area, complete with a charming working fireplace for cozy evenings. Expansive private terrace, the largest in the community—ideal for outdoor dining, entertaining, or simply soaking in the stunning mountain views. Private garage, conveniently located on the same street as the popular Saturday street market in Puerto Banús. **Exclusive Community Amenities:** 3 beautifully maintained swimming pools, perfect for relaxation. Paddle tennis court, offering a great way to stay active. Secure, well-kept urbanization, providing a peaceful and private living environment. **Unbeatable Location:** Just a 10-minute walk to Puerto Banús, Marbella's world-famous marina with luxury shopping, dining, and nightlife. Mercadona supermarket just 200 meters away for everyday convenience. Centro Plaza shopping center only 150 meters away, offering a variety of

shops, cafés, and services. Closest building to Puerto Banús within the entire urbanization, ensuring easy access to all the area has to offer. Ideal for permanent living, vacations, or rental investment. Community fees: 200€ per month IBI: 800€ per year Indoor Built Area: 83m² Covered Terrace: 31m² Underground garage space: 11m² Storage room: 6m² This exceptional property is a rare find in Marbella—don't miss the opportunity to own a home in such a prestigious and well-connected location. Schedule a viewing today!

Covered Terrace
Fitted Wardrobes
Near Transport
Storage Room

Covered Terrace
Lift
Paddle Tennis
Utility Room

Ensuite Bathroom
Marble Flooring
Private Terrace