



Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **101m2** Terrace **13m2**

R5461912

**Middle Floor
Apartment**

Nueva Andalucía

670.000€

Spacious 2-bedroom apartment with renovated open-plan living area, just a 10-minute walk from the beach and 12 minutes from Puerto Banús Set in a genuinely walkable location in Nueva Andalucía, this spacious two-bedroom apartment is approximately 10 minutes on foot from the beach and 12 minutes from Puerto Banús, putting an exceptional range of restaurants, leisure facilities and everyday amenities within easy reach. A particular highlight of the property is its recently renovated open-plan living area, where the living room, dining area and kitchen come together to create a generous, bright and highly functional space. The brand-new contemporary kitchen offers extensive storage, integrated appliances and a large central island with seating for four, making it as practical for everyday living as it is for entertaining. A window above the worktop provides natural light and a pleasant outlook towards the communal gardens. The living room opens onto a covered terrace of approximately 13 m², comfortably proportioned to accommodate both an outdoor lounge area and a dining table – a very usable extension of the living space for much of the year. The apartment offers two bedrooms with fitted wardrobes and two bathrooms, as well as air conditioning. The property is set within an established and particularly well-maintained residential community, with mature Mediterranean gardens, a communal swimming pool and outdoor parking for residents. Location is one of the property's strongest advantages.

Mistral Beach, Playa del Duque and Ocean Club are all within easy walking distance, as are Casino Marbella, Hard Rock Hotel Marbella and Real Club Pádel Marbella. Supermarkets, cafés, restaurants, shops and other everyday services are also close at hand. Centro Plaza, El Corte Inglés, the Puerto Banús marina and its extensive selection of restaurants and leisure facilities are all nearby. An appealing option as either a permanent residence or a second home, combining **generous updated living space, a ?genuinely ?usable ?terrace, ?attractive ?communal gardens and ?pool, ?and above all the convenience ?of enjoying ?Puerto Banús, ?the ?beach and Nueva Andalucía ?without ?having ?to ?rely ?on ?a ?car**.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Ensuite Bathroom	Fitted Wardrobes	Lift
Near Transport	Private Terrace	Storage Room