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Middle Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	110m2	Terrace	19m2

R5453896	Middle Floor Apartment	Nueva Andalucía	450.000€

Spacious 2-Bedroom Apartment in Los Naranjos de Marbella WITH TOURIST LICENCE. This spacious two-bedroom, two-bathroom middle-floor apartment is located in the highly sought-after development of Los Naranjos de Marbella, within walking distance of Puerto Banús and the beach. Built in 2003, the property offers a total constructed area of 129 m², including a 19 m² west-facing terrace. The terrace has been fitted with glass curtains, allowing it to be enjoyed throughout the year. The accommodation comprises a bright and spacious lounge with a wood-burning fireplace, a fully fitted kitchen with a separate utility room, two generously sized bedrooms with fitted wardrobes and two bathrooms. The principal bedroom benefits from an en-suite bathroom, while the guest bathroom has recently been refurbished. Additional features include tiled flooring throughout and pre-installation for air conditioning. Los Naranjos de Marbella is renowned for its beautifully maintained communal gardens and several swimming pools. The development also benefits from its own commercial center, offering a supermarket, restaurants and a range of everyday amenities. An ideal permanent residence, holiday home or investment property in one of Marbella's most convenient and desirable locations. In compliance with Decree 218/2005 of 11 October issued by the Junta de Andalucía, clients are informed that notarial and registration fees, ?Property ?Transfer ?Tax ?(ITP) ?or VAT are ?not ?included in the stated price. ?The

information ?provided is ?for ?guidance purposes only, is ?non-binding ?and ?may ?be ?subject ?to ?change.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Near Transport	Private Terrace	Utility Room