



Middle Floor Apartment in Nueva Andalucía

Bedrooms **3** Bathrooms **2** Built **130m2** Terrace **80m2**

R5486545

**Middle Floor
Apartment**

Nueva Andalucía

595.000€

Boasting an unbeatable location close to everything! Real Paddle club gym walking distance 5 min , and the vibrant Puerto Banús marina—this property is a rare gem ideal for both personal use and high-yield holiday rentals. Key Features:Spacious Layout: 3 bright bedrooms and 2 modern bathrooms, Massive 80 m² Terrace: An expansive outdoor living space ideal for dining, sunbathing, and entertaining, complete with a practical outside storage room: East-facing orientation offers beautiful morning sun and views of a quiet dead end street with lots of green trees.Tranquil Setting: Situated on the first floor in a remarkably quiet and peaceful position within the community.Premium Amenities: Enjoy access to a spectacular, manicured pool area surrounded by lush tropical gardens.Ultimate Convenience: Includes secure indoor parking and ?hassle-free ?access ?to ?local ?amenities.Investor's Dream: Holiday ?lets ?are fully permitted, making this ?an incredibly ?lucrative asset ?in ?a high-demand rental market ?or ?a ?perfect ?second ?or ?main ?residence.

Double Glazing
Fitted Wardrobes
Private Terrace

Double Glazing
Lift

Ensuite Bathroom
Near Transport