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Ground Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	119m2	Terrace	20m2

R5524660	Ground Floor Apartment	Nueva Andalucía	495.000€

Stylish 2-Bedroom Apartment in La Maestranza, Nueva Andalucia Discover this attractive, partially renovated apartment in the sought-after residential development of La Maestranza, ideally located in the heart of Nueva Andalucía, just minutes from Puerto Banús, renowned golf courses, restaurants and everyday amenities. The apartment offers a comfortable and practical layout, featuring two spacious bedrooms, two bathrooms and a separate guest toilet. The open-plan kitchen flows naturally into the bright living and dining area, creating an inviting space for both relaxation and entertaining. Partially renovated in 2023, the property combines modern touches with a warm and welcoming atmosphere. A private terrace and balcony provide outdoor spaces to enjoy the Mediterranean climate throughout the year. Situated close to one of the development's communal swimming pools, the apartment benefits from the charm and convenience of La Maestranza, a well-established gated community with beautifully maintained communal areas. An additional advantage is the existing holiday rental licence, offering excellent potential for buyers looking for an investment property with the flexibility of personal use and short-term rentals, subject to applicable regulations. The property also includes a private underground parking space. Whether you are searching for a permanent residence, a holiday home or an investment opportunity in one of Marbella's most desirable residential areas, this apartment offers an appealing combination

of location, comfort and lifestyle. Key Features 2 bedrooms and 2 bathrooms Separate guest toilet 139 m² built, including common elements Open-plan kitchen ?and ?living ?area Partially ?renovated ?in 2023 Private terrace ?and ?balcony Holiday rental licence Gated residential community Communal ?swimming pools Private ?underground parking ?space Prime ?location in Nueva Andalucía Close ?to ?golf ?courses, ?Puerto ?Banús ?and ?amenities

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