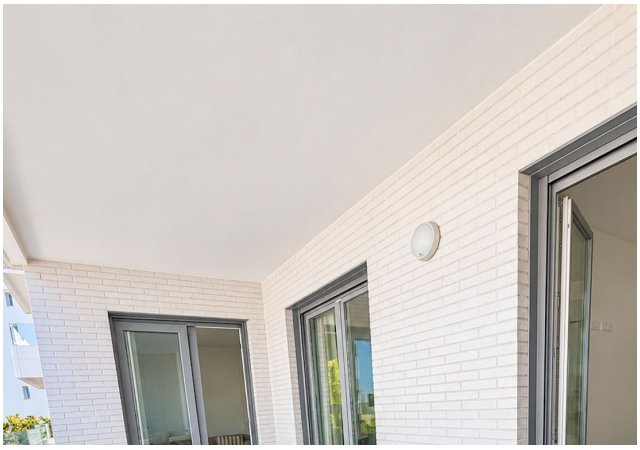
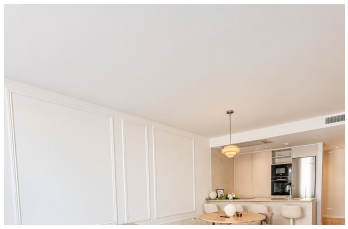
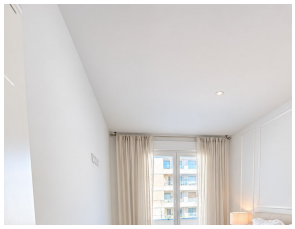
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Middle Floor Apartment in Nueva Andalucía

Bedrooms	**2**	Bathrooms	**2**	Built	**111m2**	Terrace	**20m2**

R5538868	**Middle Floor Apartment**	**Nueva Andalucía**	**585.000€**

NUEVA ANDALUCÍA – PREMIUM, BRAND-NEW, FULLY FURNISHED APARTMENT CLOSE TO PUERTO BANÚS! A truly special, modern 2-bedroom, 2-bathroom apartment located in the sought-after newly built Terrazas de Guadaiza II residential complex in Nueva Andalucía, just a 5-minute drive from Puerto Banús! Situated on the third floor, this brand-new, fully furnished property is offered in turnkey condition and is ready to move into. Its modern design, premium materials and carefully considered interiors create an elegant yet welcoming atmosphere. The heart of the apartment is the spacious, bright open-plan living room and kitchen, fully equipped with high-quality Bosch appliances and a stylish integrated extractor hood. Alongside the two well-proportioned bedrooms, there are two modern bathrooms. The living room opens onto a lovely private balcony with plenty of space, perfect for enjoying your morning coffee, dining outdoors or relaxing in the evening. The property stands out thanks to several bespoke upgrades and premium interior design features. The kitchen has been fitted with custom taupe-coloured cabinetry and an elegant stone worktop. The flooring has been upgraded, and electric security shutters have been installed. The walls in the kitchen and both bathrooms feature professionally applied microcement finishes, while handcrafted wooden wall panels and high-end furnishings in the living room and bedrooms add a distinctive touch. The entrance hall and corridor have also been professionally

wallpapered, creating an especially warm and sophisticated feel. Practicality has also been carefully considered, with a spacious, separate utility room housing the boiler, washing machine and tumble dryer, as well as additional storage space. The property also benefits from its own private storage room and an underground parking space. Residents of the complex can enjoy a communal swimming pool and a fully equipped modern gym. Terrazas de Guadaiza II has also been designed with energy efficiency in mind, featuring solar panels for hot water, low-emissivity double-glazed windows, enhanced thermal insulation, an efficient heat-pump air conditioning system and LED lighting in the communal areas. The location is particularly convenient, with shops, cafés, restaurants, pharmacies and everyday amenities all within easy reach. Puerto Banús, the beach and the many popular restaurants and leisure facilities of Nueva Andalucía are just a few minutes away. A SPECIAL ADVANTAGE FOR BUYERS!According to the seller, the previous owner has already paid the 10% IVA (VAT) and 1.2% AJD (Stamp Duty) applicable to the original purchase as a new-build property. As a result, the current resale is expected to be subject only to the standard 7% ITP property transfer tax, rather than ?the ?10% ?IVA ?and ?1.2% AJD, potentially ?offering ?the buyer significant savings on ?purchase costs. The ?applicable tax ?treatment ?should be confirmed by ?a ?legal ?or ?tax ?professional ?before ?purchase.

Covered Terrace	Covered Terrace	Double Glazing
Fitted Wardrobes	Gym	Lift
Storage Room	Utility Room	