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# Top Floor Apartment in Nueva Andalucía

| Bedrooms | **3** | Bathrooms | **2** | Built | **132m2** | Terrace | **32m2** |
|---|---|---|---|---|---|---|---|

**R5374057** **Top Floor Apartment** **Nueva Andalucía** **575.000€**

Spacious and comfortable top-floor apartment set within the lush River Garden community. A latent Short Term rental licence is available which could possibly be transferred to new owners after a sales completion. Upon entering, you are greeted by a small hallway that leads to the main living area and one of the bedrooms, creating a practical and well-organised layout. The kitchen is functional and efficiently designed, with a direct connection to the living room. The living area itself is generous in size, easily accommodating both a dining space and a lounge area. A fireplace adds warmth and character, creating a cosy atmosphere during the cooler months. From the living room, a secondary hallway leads to the remaining bedrooms, including the main bedroom, which enjoys pleasant views over the garden. Throughout the apartment, high ceilings and large windows allow for an abundance of natural light, enhancing the sense of space and comfort. The property combines practicality with a warm, modern feel, making it suitable for both permanent living and holiday use. A private parking space and storage room are available for the apartment in the communal garage. Easy access to the elevator. The terrace is a standout feature—spacious, sun-filled throughout the day, and wrapping around the apartment with access from both the living room and the kitchen, making it ideal for outdoor living and entertaining. The gated River Garden complex comprises 125 apartments and offers a peaceful, well-maintained environment. ?Surrounded ?by ?greenery ?and ?a scenic river, ?yet ?close to all amenities, it

?provides an ?excellent balance ?of ?nature, convenience, and quality ?of ?life ?on ?the ?Costa ?del ?Sol.

Private Terrace

Private Terrace