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Middle Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	115m2	Terrace	32m2

R5484601	Middle Floor Apartment	Nueva Andalucía	680.000€

A great opportunity in the sought-after urbanisation of Royal Gardens. This two-bedroom, two-bathroom apartment offers a comfortable layout with a bright living and dining area opening onto a well-sized east-facing terrace. With morning sun and a pleasant outdoor setting, the terrace provides a natural extension of the living space and is ideal for enjoying breakfast, dining outdoors or simply making the most of the Marbella climate. The kitchen has a semi-open-plan layout, connecting naturally with the living and dining area while retaining some separation between the spaces. The two bedrooms each benefit from their own access to outdoor space. The second bedroom opens directly onto the east-facing terrace, while the main bedroom has its own private west-facing terrace, offering afternoon and evening sun. Both bedrooms also benefit from en-suite bathrooms. Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained communal gardens and a large swimming pool. Located just a short walk from Centro Plaza, Puerto Banús, restaurants, shops and a wide range of amenities, the property is ideally placed for enjoying everything the area has to offer. The community also permits holiday rentals, ?giving ?the ?property ?flexibility ?as a permanent ?home, ?holiday residence or rental investment. The ?property also ?comes with ?its ?own parking space, adding ?further ?convenience ?to ?an ?already ?well-located ?home.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Marble Flooring	Near Transport
Private Terrace	Satellite TV	WiFi