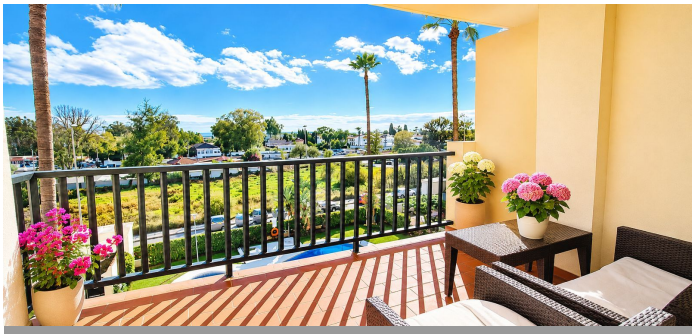
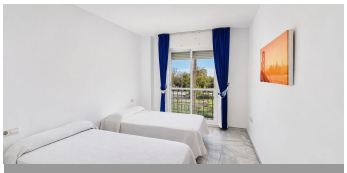
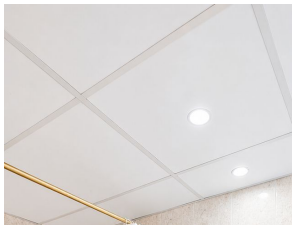
ALL IN real estates





Middle Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	1	Built	120m2	Terrace	0m2

R5553526	Middle Floor Apartment	Nueva Andalucía	465.000€

2-BEDROOM APARTMENT WITH TERRACE, GARAGE AND YEAR-ROUND SWIMMING POOL – NUEVA ANDALUCÍA, MARBELLA CLOSE TO PUERTO BANÚS, THE BEACH AND SPORTS FACILITIES Discover this bright 2-bedroom, 2-bathroom apartment in a peaceful, well-maintained residential development in Nueva Andalucía, just minutes from Puerto Banús. Combining comfort, privacy and an excellent location, this property offers a communal swimming pool open all year round, landscaped gardens and a tennis and padel club practically on your doorstep. KEY FEATURES - 92.71 m² registered property area, including terrace and communal-area allocation - 2 bedrooms and 2 bathrooms - Private terrace of 9.20 m² - Third-floor apartment - Private garage space of 25.71 m² - Storage room of 4.29 m² - Air conditioning - Communal swimming pool open all year round - Beautifully maintained communal gardens - Tennis and padel club next to the development - Building constructed in 2000 PRIME LOCATION & NEARBY AMENITIES One of this property's greatest advantages is the opportunity to enjoy a peaceful residential setting while having the beach, sports facilities and everyday amenities close at hand. - Cortijo Blanco Beach approximately 15 minutes' walk away - Puerto Banús approximately 2 km away - Supermarkets, restaurants and cafés within easy walking distance - Tennis and padel club practically next door - Gyms and sports facilities nearby - Quick access to the A-7 motorway - Convenient

connections to Marbella town centre and San Pedro de Alcántara - Several renowned golf courses in Nueva Andalucía nearby RUNNING COSTS - Annual property tax (IBI): €550 - Community fees: €330 per quarter (€110/month) IDEAL FOR - Couples and small families seeking comfort and tranquillity - Buyers looking for a holiday home near Puerto Banús - Tennis, padel and golf enthusiasts - Anyone who values having beaches, amenities and excellent transport connections close to home A PROPERTY THAT COMBINES LOCATION, TRANQUILLITY AND QUALITY OF LIFE, WITH A YEAR-ROUND SWIMMING POOL, SPORTS FACILITIES ON YOUR DOORSTEP AND THE MEDITERRANEAN JUST A SHORT WALK AWAY. Contact us for further information or to arrange a private viewing. AGENCY FEES ARE INCLUDED IN THE SALE PRICE. BUYERS WILL NOT BE CHARGED ANY ADDITIONAL AGENCY COMMISSION. In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that taxes, notary fees, land registry fees and other expenses associated with the purchase are not included in the advertised ?price. ?Property ?measurements, ?distances ?and features are ?approximate ?and should be verified against ?official documentation. ?This information ?is ?provided for guidance only ?and ?does ?not ?constitute ?a ?contractual ?offer.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Lift	Marble Flooring	Paddle Tennis
Private Terrace		