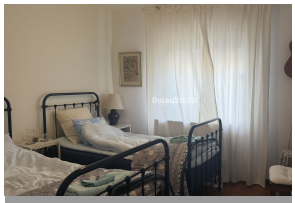
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# Middle Floor Apartment in Nueva Andalucía

| Bedrooms | **2** | Bathrooms | **1** | Built | **96m2** | Terrace | **23m2** |
|---|---|---|---|---|---|---|---|

| **R5468281** | **Middle Floor Apartment** | **Nueva Andalucía** | **580.000€** |
|---|---|---|---|

New to the market. Exclusive 2-bedroom apartment with terrace and fireplace in Nueva Andalucía, just steps away from all amenities and Puerto Banús. Located in one of the most sought-after residential complexes in Nueva Andalucía, this elegant 2-bedroom, 1-bathroom apartment is designed for those seeking comfort, privacy, and a privileged location. The property stands out for its spacious living–dining room with fireplace, which opens onto a cosy private southeast-facing terrace—perfect for enjoying sunshine throughout most of the day and embracing the Mediterranean lifestyle. Two generous bedrooms with large built-in wardrobes. A large window connects the living room with the comfortable and spacious terrace. Both bedrooms offer excellent natural light. The apartment requires a full renovation, with the possibility of easily converting it into a 2-bedroom, 2-bathroom home. The area and the complex: Gated community with 24-hour security. Large communal swimming pool and children's pool. Tennis court. Extensive mature tropical gardens. Peaceful and well-established surroundings. Communal parking. Just a few minutes' walk from Puerto Banús, Centro Plaza, beaches, top-rated restaurants, and several golf courses. Excellent connection to Marbella and the Golden Mile. This property is ideal as a **primary residence**, ?**luxury ?second ?home**, ?or ?**high-return investment**, as ?the ?community allows holiday rentals. The ?apartment does ?not currently ?have ?a tourist licence, but ?it ?can ?be

?obtained ?once ?applied ?for.

| | | |
|---|---|---|
| 24 Hour Reception | 24 Hour Reception | Covered Terrace |
| Fiber Optic | Fitted Wardrobes | Private Terrace |
| Satellite TV | Tennis Court | WiFi |