



R5250781

Nueva Andalucía

REF# R5250781    399.000 €

BEDS

2

BATHS

2

BUILT

75 m<sup>2</sup>

TERRACE

18 m<sup>2</sup>

Renovated Apartment with Tourist Licence Steps from Puerto Banús in Nueva Andalucía, Marbella  
Discover this stunning, recently updated apartment on the first floor of one of Nueva Andalucía's most highly rated urbanisations – a serene gated community in Marbella's prestigious 'Golf Valley' on the Costa del Sol, renowned for its 24-hour security, lush green spaces, communal pools, and paddle tennis courts, offering resort-style living amid world-class golf courses like Los Naranjos and Aloha. This prime location places you a short stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht-filled harbour, and upscale dining – pristine beaches like Playa de Mistral and Rodeo, international schools, supermarkets, and the A-7 for easy access to Málaga Airport. In a market where Nueva Andalucía properties have seen 10-15% annual growth in 2025, and tourist rentals yield 6-11% returns, this apartment with a valid tourist licence (transferable to the new owner under Andalusia's 2025 regulations linking licences to the property) is perfect for year-round living or lucrative short-term lets.

Spanning a practical layout, this bright and like-new residence features two spacious bedrooms with fitted wardrobes, two full bathrooms (both with external windows for excellent ventilation and natural light), a living room integrating seamlessly with a pleasant southwest-facing terrace for year-round tranquillity and privacy, and an independent kitchen equipped with high-end appliances – with the option to open it to the living area

+34 951 123 083 | +34 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

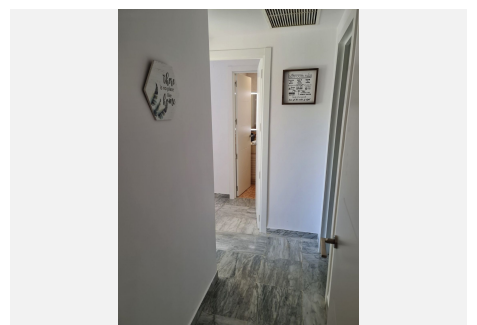
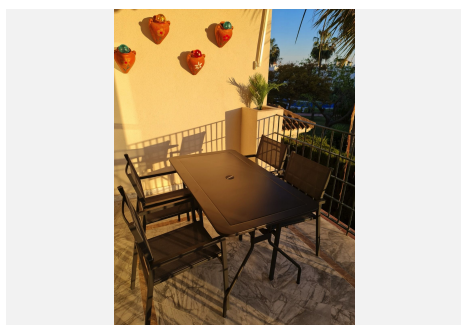


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for a modern American-style design. Included are a garage space and storage room, enhancing everyday convenience.

The urbanisation boasts expansive green areas, a communal pool, paddle courts, and meticulous upkeep, ensuring a secure and cared-for environment. With its strategic position and tourist licence allowing immediate rentals, this apartment is a unique opportunity for sophisticated living or high-profitability investment in one of Marbella's best areas – contact us today to arrange a viewing!



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