



R5214103

📍 Nueva Andalucía

REF# R5214103 630.000 €

BEDS

3

BATHS

3

BUILT

140 m²

TERRACE

35 m²

Perfect Elevated Ground Floor Apartment in Nueva Andalucía, Just Steps from Puerto Banús

This magnificent property combines an unbeatable location with spacious interiors and a charming covered terrace — the ideal spot to enjoy the Costa del Sol's wonderful climate all year round. Situated in one of Nueva Andalucía's most sought-after areas, it is just an 8-minute walk from Puerto Banús, with a taxi stop right at the door, the Casino only a few meters away, and two supermarkets within easy walking distance, as well as an excellent selection of bars, restaurants, and services in Centro Plaza.

The area enjoys a high demand for short-term rentals throughout the year, both from holidaymakers in summer and golfers during the rest of the season, making it an excellent investment opportunity.

Distributed on a single level, the apartment offers 140 m² of interior space and an impressive 38 m² south-facing terrace with open views over the beautifully maintained community gardens and the swimming pool. The staggered design of the building ensures exceptional natural light in all the apartments, even those on the ground floor.

The spacious living and dining area opens directly onto the terrace through large glass doors, enhancing the sense of openness and flow throughout the home. The kitchen includes a cosy breakfast area and a large utility room for added convenience.

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There are three generous bedrooms, all featuring excellent finishes and fitted wardrobes. The master bedroom stands out for its size, walk-in closet, and elegant en-suite bathroom with a shower. The remaining two bedrooms share two modern and fully equipped bathrooms, making the property ideal for families or those who often host guests.

The residential complex provides a peaceful and secure environment, surrounded by extensive green areas perfect for relaxation and outdoor living. The urbanization offers a lovely communal swimming pool and beautifully landscaped gardens — ideal for unwinding or spending quality time with family.

Thanks to its high-quality specifications and prime location, this property is an excellent investment, perfectly suited for both short- or long-term rentals, or as a permanent residence on the Costa del Sol.



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