



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5468281 580.000 €

BEDS

2

BATHS

1

BUILT

96 m<sup>2</sup>

TERRACE

23 m<sup>2</sup>

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-

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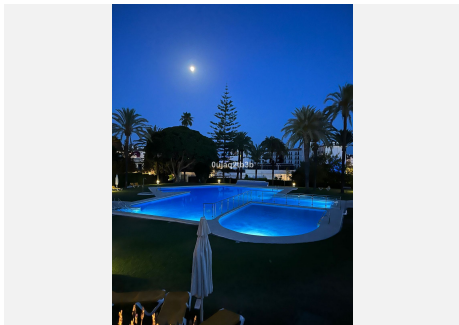
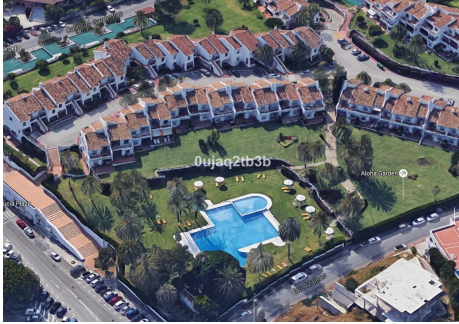
## ESTATES

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.



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