



R5040334

📍 Nueva Andalucía

REF# R5040334    395.000 €

BEDS

3

BATHS

2

BUILT

100 m<sup>2</sup>

TERRACE

15 m<sup>2</sup>

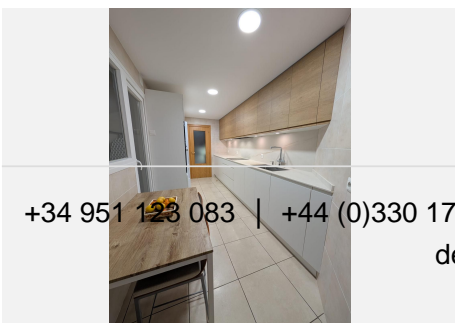
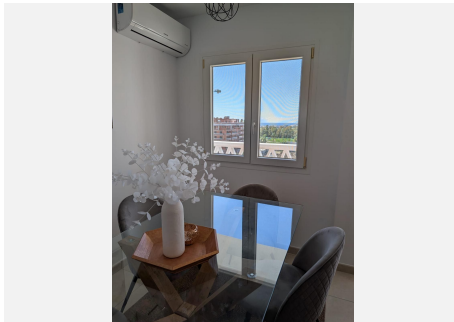
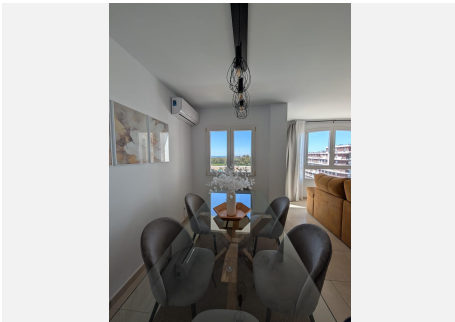
Exclusive south facing apartment with sea views in Albatros urbanization – Nueva Andalucía (Marbella). This magnificent apartment is located on a sixth floor facing south offering stunning panoramic sea views and exceptional brightness throughout the day. Thanks to this orientation, it is warm in winter and cool in summer.

Ideal distribution:

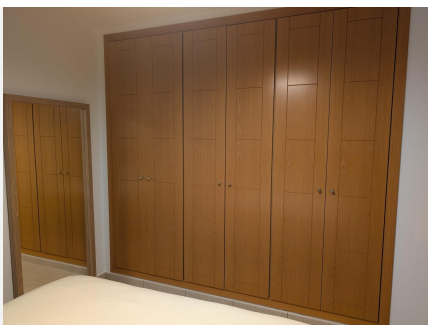
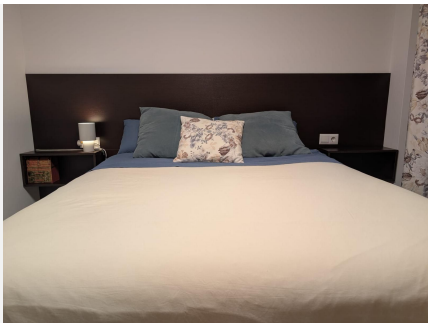
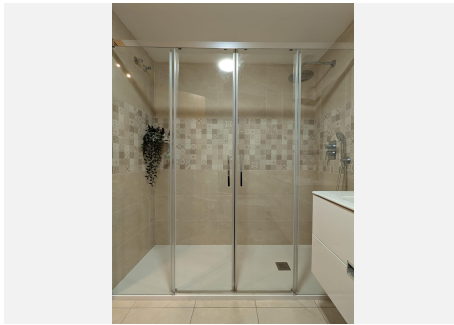
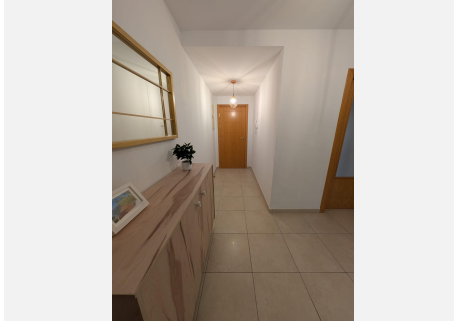
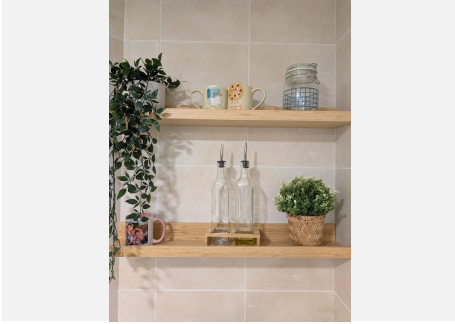
– The entrance offers a spacious hall with built-in closet leading to the huge living room, the fully equipped independent kitchen and the hallway distributor of bedrooms. From the living room there is access to the terrace with sea views. From the kitchen there is access to the laundry room equipped with Bosch washing machine and broom cupboard. From the hallway distributor we access a full bathroom and three bedrooms. In addition, in the master bedroom there is a private bathroom en suite. All bedrooms have fitted closets. All the fitted closets of the house are dressed in wood inside.

Qualities:

- Porcelain tile flooring throughout the house
- Double glazed windows
- Nordic design and modern kitchen refurbished in July 2024 by prestigious kitchen studio in Marbella equipped with Balay design appliances in white glass, the oven has pyrolytic and steam function, integrated Bosch dishwasher, 70 cm Franke stainless steel sink with automatic valve. Grohe 3-way faucet with integrated osmosis and matching Grohe soap dispenser. Integrated 90 cm Balay hood and induction hob with Flex function and Wi-Fi connection. PET doors with high strength, durability and ease of cleaning. Techlam porcelain countertop from the Levantina group. The kitchen is guaranteed for 10 years.
- En-suite bathroom renovated with a large modern shower tray, glass partition, Ramón Soler built-in faucets, Roca bathroom cabinet and mirror with LED lighting, defogging and integrated Bluetooth speakers.
- Living room equipped with air conditioning and heat pump (installed less than 2 years ago) from Samsung and efficiency A++.
- GARAGE AND STORAGE ROOM
- Energy efficiency certificate (E)
- License of first occupation (LPO)
- Community fees: 100€/month
- IBI tax and garbage fees: 900€ approx. (annual)







# IDILIQ

ESTATES

