

# IDILIQ

ESTATES



R4746679

📍 Nueva Andalucía

REF# R4746679 315.000 €

BEDS

2

BATHS

2

BUILT

90 m<sup>2</sup>

TERRACE

10 m<sup>2</sup>

Nueva Andalucía, Marbella, within walking distance to Banus and the beach. Final price no further negotiation. Only buyers not needing a mortgage may apply. One sole owner since this property was built, this top floor south facing apartment is located in a well-established residential complex in Nueva Andalucía and very close to Puerto Banus and the beach. The property is in excellent condition, built with high-quality materials, the kitchen includes Bosh appliances and a granite top, and there is a laundry room too. The master bedroom with swimming pool views includes an en suite bathroom and there is also a guest bedroom (mountain views) and bathroom as well, both bedrooms have built-in wardrobes. The south-facing terrace is ideal for breakfast or for a nice drink while enjoying the fantastic Marbella microclimate, AC pre-installation, central heating in every room, cream marble, climalit double-glazed windows. The gated residential complex features landscaped gardens, a large swimming pool, plus a kids pool, underground parking and a storage room (aprox 10m2) Puerto Banus and the beach are located less than 15 min away (walking!) The famous Real Club de Padel is 10 metres away, 10 padel courts and the club features one of the best open door gym on the coast, it also has a very nice restaurant.

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