



MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R5251117 375.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	90 m²	1 m²	9 m²

Marbella, Nueva Andalucia Bright South-West Facing Apartment next to Prime Puerto Banús Location
Currently holding a HOLIDAY RENTAL LICENSE

No margin to negotiate, best price for a 2 bedroom 2 bathroom apartment in the area.

This charming apartment is in perfect condition , it features 2 bedrooms and 2 bathrooms (one en-suite), a fully equipped kitchen, the property is filled with natural light and boasts a delightful south west facing terrace with lateral views to the sparkling swimming pool, the impeccably landscaped community gardens . Additional features include a private parking space and a storage unit, both included in the price. The property needs new air conditioning

The complex further enhances its appeal with two padel courts, perfect for sports enthusiasts.

Set within a well-established and beautifully maintained residential urbanization. Ideally located just a short stroll from the iconic Puerto Banús and its array of exclusive amenities, as well as the pristine Mistral and Rodeo beaches, this property offers both convenience and charm. Situated approximately 12 minutes on

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foot from the beach and Puerto Banús, the location is unbeatable. Directly across from the complex, you'll find a tennis club, while just 250 meters away, the renowned Real Club de Padel offers one of the most impressive gyms on the Costa del Sol.

This property perfectly combines an exceptional location with outstanding amenities—ideal for either year-round living or as a holiday retreat.

