



GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5501983 525.000 €

BEDS

2

BATHS

2

BUILT

90 m²

TERRACE

66 m²

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella

Holiday rental licence approved

Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m² of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses.

The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite

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includes a private en-suite bathroom.

Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale.

Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned ?restaurants, ?designer ?boutiques, ?and ?a wide ?range of amenities, ?this apartment ?is perfect ?as ?a holiday home, ?year-round residence, ?or investment property ?in ?one ?of ?Marbella's ?most ?sought-after ?areas.



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ESTATES

