



## Duplex for sale in Nueva Andalucía, Marbella

475.000 €

Referenz: R4765252 Schlafzimmer: 3 Badezimmer: 3 Garten: 115m<sup>2</sup> Terrasse: 80m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

Welcome to this incredible corner duplex apartment, offered for resale for the very first time! A hidden gem with endless potential, this property has been thoughtfully designed to offer the perfect balance of comfort and versatility.

The upper level of the apartment was previously converted into a functional office space, with two bedrooms opened up and a smaller kitchen installed. But here's the exciting part: the new owner will enjoy the luxury of having these two bedrooms fully restored, complete with walk-in showers in both bathrooms. A brand-new, family-sized kitchen will also be installed, featuring a full range of wall and base units, as well as all the essential electrical appliances. By the time you move in, the apartment will be delivered in pristine, move-in ready condition—just waiting for you to make it your own!

The apartment will be delivered to the new owner newly furnished throughout.

This corner unit comes with three private terraces, offering partial views and ample outdoor space. And with all these amazing upgrades, it's priced well below any other comparable unit in the area—an exceptional value for what you'll receive!

Included in the sale are a double parking space and a private storage room, providing even more convenience. Residents of this community enjoy exclusive access to three pools, a padel tennis court, and 24-hour security, ensuring peace of mind and leisure at your doorstep.

Just a short stroll away, you'll find a vibrant selection of shops and restaurants, with the bustling Centro Plaza only a few hundred meters from your door. And let's not forget, this fantastic property is only moments from the glamorous Puerto Banús—offering the perfect blend of tranquility and access to the best of Marbella.

Don't miss out on this unbeatable opportunity to own a spacious three-bedroom apartment so close to Puerto Banús. It won't last long—schedule your viewing today!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Einstellung

In der Nähe von Geschäften  
In der Nähe der Stadt

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon  
Sicher

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage

### Ansichten

Garten  
Urban

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Versorgungsunternehmen  
Strom  
Trinkbares Wasser  
Telefon  
Gas