



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

460 000 €

Référence: R4978987    Chambres: 2    Bain: 2    Construite: 131m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**\*\*Currently rented until September 30.\*\***

**\*\*Investors who are interested in purchasing a property with a rental tenant, please contact us.\*\***

Located in one of Marbella's most sought-after urbanizations, this spacious second-floor apartment offers breathtaking views of La Concha mountain and boasts the largest terrace in the community.

Just a 10-minute walk to Puerto Banús, this property is an exceptional opportunity for those seeking a stylish residence, a holiday home, or a high-value investment in a prime location.

### Property Features:

2 spacious bedrooms, designed for comfort and relaxation.

2 modern bathrooms, featuring high-quality finishes.

Bright and inviting living area, complete with a charming working fireplace for cozy evenings.

Expansive private terrace, the largest in the community—ideal for outdoor dining, entertaining, or simply soaking in the stunning mountain views.

Private garage, conveniently located on the same street as the popular Saturday street market in Puerto Banús.

### Exclusive Community Amenities:

3 beautifully maintained swimming pools, perfect for relaxation.

Paddle tennis court, offering a great way to stay active.

Secure, well-kept urbanization, providing a peaceful and private living environment.

### Unbeatable Location:

Just a 10-minute walk to Puerto Banús, Marbella's world-famous marina with luxury shopping, dining, and nightlife.

Mercadona supermarket just 200 meters away for everyday convenience.

Centro Plaza shopping center only 150 meters away, offering a variety of shops, cafés, and services.

Closest building to Puerto Banús within the entire urbanization, ensuring easy access to all the area has to offer.

Ideal for permanent living, vacations, or rental investment.

Community fees: 200€ per month

IBI: 800€ per year

Indoor Built Area: 83m<sup>2</sup>

Covered Terrace: 31m<sup>2</sup>

Underground garage space: 11m<sup>2</sup>

Storage room: 6m<sup>2</sup>

This exceptional property is a rare find in Marbella—don't miss the opportunity to own a home in such a prestigious and well-connected location. Schedule a viewing today!





## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Armoires ajustées  
Paddle tennis  
Buanderie

### Vues

Montagne  
Pays

### Piscine

Communautaire  
Piscine pour enfants

### Jardin

Communautaire  
Aménagé

### Catégorie

Maisons de vacances  
Investissement

### Orientation

Est

### Paramètre

Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Partie fournie

### Sécurité

Complexe fermé  
Téléphone d'entrée

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Communautaire