



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

685.000 €

Referenz: R5168800 Schlafzimmer: 3 Badezimmer: 2 Garten: 131m<sup>2</sup> Terrasse: 10m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Beautiful RENOVATED apartment, not lived in and priced to sell now!

WALKING DISTANCE TO PUERTO BANUS, Centro Plaza and the beaches, with all amenities, shops, restaurants and supermarket on the doorstep...

Valid LPO in place!

According to the Title Deed (Escritura) this spacious first floor, corner apartment has 124m<sup>2</sup> built area, consists of a spacious entrance hall with multiple wardrobes, kitchen, large dining / living room, 3 bedrooms and 2 bathrooms. All bedrooms have built in wardrobes and two bedrooms are so spacious, there is extra room for a desk / study area or dressing area next to the double bed.

There is a lovely, spacious TERRACE, accessible from both the living room and the master bedroom, a perfect space for relaxing or to enjoy alfresco dining.

The spacious living / dining area is flooded with natural light and the view stretches to La Concha!

Located on the first floor in the higher blocks of the urbanization, this beautiful home is easily accessible from the main entrance by LIFT or stairs and enjoys total PRIVACY and lovely VIEWS to the surroundings and the mountains.

An UNDERGROUND PARKING spot is also included in the sales price and there is a covered utility room / STORAGE room just off the kitchen.

There are 3 swimming pools - one Olympic size for proper swimming and another one that is heated in the winter plus a kid&apos;s pool, with plenty of sunbeds to soak up the sun.

The community is well maintained and there is 24 hr SECURITY / CONCIERGE on site

### OTHER KEY POINTS OF THIS LISTING:

- \* Extremely spacious and bright
- \* Brand new, well designed kitchen with Bosch appliances
- \* Two new bathrooms with walk-in shower and LED lights
- \* New energy efficient water heater
- \* New A/C units
- \* wooden floors
- \* valid LPO in place!

Don&apos;t be fooled! Many 3bdr apartments offered for sale in this urbanization are much smaller, because they have been converted from a 2bdr to a 3 bedroom by turning the kitchen into a small bedroom and moving the kitchen into the living room.

All in all, this apartment is ideal as a family home or can be a fantastic investment, as both LONG TERM and SHORT TERM rentals are in high demand in the area.

We invite you to come and have a look any time - we hold the keys and it will be our pleasure to show you around.



## Eigenschaften:

### Merkmale

Aufzug

In der Nähe des Transports

Private Terrasse

Badezimmer

Doppelverglasung

24 -stündiger Empfang

Einstellungsschränke

W-lan

Versorgungsraum

Holzböden

Restaurant vor Ort

In der Nähe der Kirche

Glasfaser

Zugang für Menschen mit reduzierter

Mobilität

### Einstellung

In der Nähe von Golf

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe von Schulen

Stadt

### Möbel

Voll eingerichtet

Optional

### Sicherheit

Gated Complex

24 -Stunden -Sicherheit

Eingabetelefon

### Kategorie

Ferienhäuser

Investition

Wiederverkauf

Zeitgenössisch

### Klimakontrolle

Klimaanlage

Kalte a/c

Heiße A/C.

### Zustand

Exzellent

Kürzlich renoviert

Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch

Garage

Privat

### Ansichten

Berg

Garten

Hof

Urban

### Pool

Gemeinschaft

Erhitzt

Kinderpool

### Garten

Gemeinschaft

Angelegt

### Versorgungsunternehmen

Strom