



## 2 Bedrooms Top Floor Apartment in Nueva Andalucía

Nueva Andalucía

**R4746679 – 315.000 €**



2



2



90 m<sup>2</sup>



10 m<sup>2</sup>

Nueva Andalucía, Marbella, within walking distance to Banus and the beach. Final price no further negotiation. Only buyers not needing a mortgage may apply. One sole owner since this property was built, this top floor south facing apartment is located in a well-established residential complex in Nueva Andalucía and very close to Puerto Banus and the beach. The property is in excellent condition, built with high-quality materials, the kitchen includes Bosh appliances and a granite top, and there is a laundry room too. The master bedroom with swimming pool views includes an en suite bathroom and there is also a guest bedroom (mountain views) and bathroom as well, both bedrooms have built-in wardrobes. The south-facing terrace is ideal for breakfast or for a nice drink while enjoying the fantastic Marbella microclimate, AC pre-installation, central heating in every room, cream marble, climalit double-glazed windows. The gated residential complex features landscaped gardens, a large swimming pool, plus a kids pool, underground parking and a storage room (aprox 10m<sup>2</sup>) Puerto Banus and the beach are located less than 15 min away

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(walking! ) The famous Real Club de Padel is 10 metres away, 10 padel courts and the club features one of the best open door gym on the coast, it also has a very nice restaurant.



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