

## 1 Bedrooms Ground Floor Apartment in Nueva Andalucía

Nueva Andalucía

**R4866922 – 339.900 €**



1



1



53 m<sup>2</sup>



10 m<sup>2</sup>

This delightful one-bedroom, one-bathroom apartment is located in the highly sought-after area of Atalaya Rio Verde, just a short stroll from Puerto Banús, local shops, and lively bars. With a desirable southwest-facing orientation, the property enjoys abundant natural light throughout the day. Upon entering, you are welcomed into a spacious 53m<sup>2</sup> open-plan living and dining area, perfect for relaxation and entertaining. The open-plan kitchen adds a touch, making the heart of the home both functional and stylish. Set within a secure, gated community, the house offers access to beautifully landscaped gardens and a stunning communal swimming pool. Water features and fountains scattered throughout the development create a serene and peaceful environment. For those looking to expand, there is potential to add an additional 50m<sup>2</sup> to the ground floor, as others in the community have done, allowing for even greater living space and enhancing the investment potential of this property. A private, tranquil balcony offers views of the lush surroundings, while ample community parking ensures convenience. This townhouse presents an ideal

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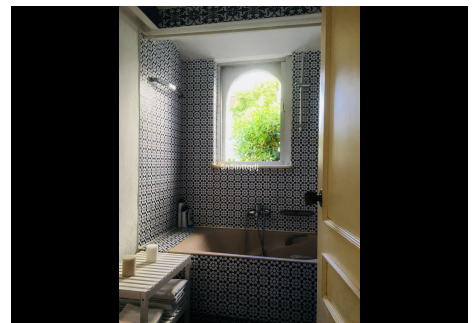
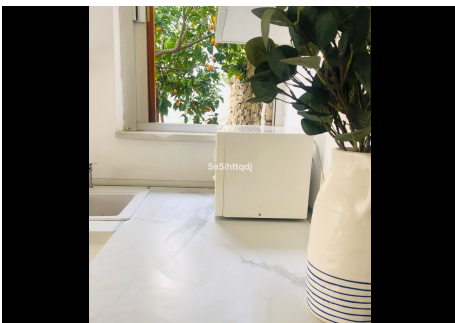
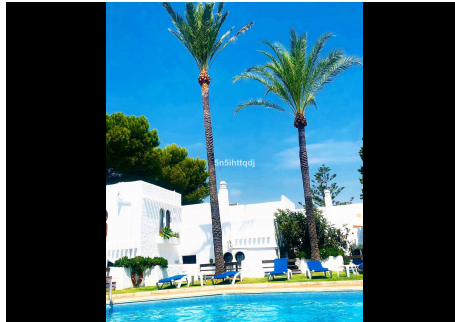
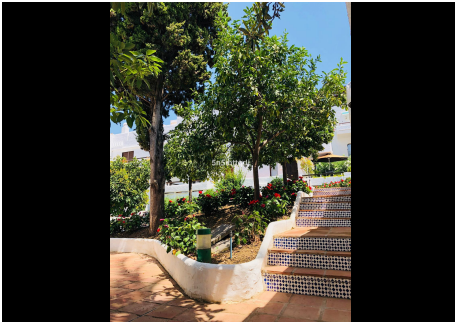
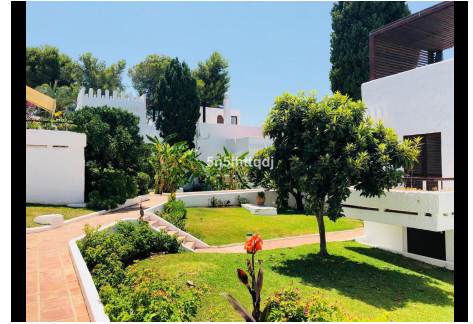
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opportunity for both personal use and as a lucrative rental investment, given its proximity to Puerto Banús and the local amenities.



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