



## TOP FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R4746679 – 315.000€**

2	2	90 m <sup>2</sup>	10 m <sup>2</sup>
Beds	Baths	Built	Terrace

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-instalation, 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 10m2) Puerto Banus and the beach are located less than 15 min away (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.

