



Nueva andalucía - Apartment



 **2**
Bedrooms

 **2**
Bathrooms

 **168**
Area (m²)

 **153**
Land Area (m²)

 **1**
Garage

 **1**
Swimming Pool

270 000 €
(EUR €)

Priced to Sell, Charming 2 bedroom apartment in prestigious community

The apartment is very spacious, consisting of an entrance hall with fitted wardrobes leading to a spacious living room with a fireplace and direct access to the terrace. In addition to a kitchen equipped with granite countertops and a range of appliances, the property has two bedrooms and two bathrooms of which one is en suite.

The large terrace faces southwest and is covered. A parking space and storage room are included in the price.

The complex is a gated urbanization situated within the Golf Valley of Nueva Andaluía, besides Real Club de Golf Las Brisas, and has other several golf courses nearby as Los Naranjos Golf Club,



Pedro Teixeira

Investments / Finance

+34 616 30 50 16 · +34 951 074 160

pedro@santosfox.com

T +34 951 271 711 · T +34 683 236 214 · E info@santosfox.com
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga

¹ (Call to national fixed network) | ² (Call to national mobile network)



Magna Golf Marbella, and Club de Golf Aloha.

There is within walking distance of restaurants, shops, supermarkets, sports facilities, international schools, and much more amenities.

Puerto Banus and its sandy beaches are just about 5 minutes' driving and there is a short drive to the center of Marbella and Estepona.

The international airport of Malaga is less than 40 minutes and the airport of Gibraltar is about 50 minutes by car.

Nueva Andalucia, also known as the golf valley, has been strategically designed to attract golf lovers as well as tourists and residents with select tastes, being conveniently situated in its proximity to shopping centers, restaurants with a wide range of gastronomic offers, and the famous Puerto Banus harbor with boutiques of the most select brands, as well as yachts and sailboats worth seeing as we stroll at sunset.

The existing microclimate in Marbella, with mild winters and not excessively hot summers, is unique in the world, which allows it to enjoy more than 320 days of sunshine a year.

Marbella is one of the most popular destinations in Spain, its uniqueness and attractiveness make this destination one of the most desired by tourists from around the world. Its coastline, which runs for more than 27 km, has a total of 23 beaches.

Community Fees €2,016 /Year (€ 168 /month)

Garbage Tax € 184 /Year

IBI Fees € 919 /Year

ENQUIRIES.

Don't hesitate to contact our friendly team for any questions or information you may have about this property.



Pedro Teixeira

Investments / Finance

+34 616 30 50 16 · +34 951 074 160

pedro@santosfox.com

T +34 951 271 711 · T +34 683 236 214 · E info@santosfox.com
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga

¹ (Call to national fixed network) | ² (Call to national mobile network)



Property Features

- Air conditioning
- Fireplace
- Proximity: Mountain, Golf course
- Built year: 2003
- Views: Garden view
- Double glazing
- Solar orientation: South, West
- Garage
- Fitted wardrobes
- Pool
- Garden
- Terrace (m2): 30
- Lift
- Quiet Location
- Parking space



Pedro Teixeira

Investments / Finance

+34 616 30 50 16 · +34 951 074 160

pedro@santosfox.com

**T +34 951 271 711 · T +34 683 236 214 · E info@santosfox.com
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga**

¹ (Call to national fixed network) | ² (Call to national mobile network)