



## Nueva andalucía - Apartment



 **2**  
Bedrooms

 **2**  
Bathrooms

 **118**  
Area (m<sup>2</sup>)

 **139**  
Land Area (m<sup>2</sup>)

 **1**  
Garage

 **1**  
Swimming Pool

**370 000 €**  
(EUR €)

### Spacious 2 bedroom ground floor apartment

Located in the heart of Nueva Andalucía, just a short distance from Puerto Banús, this elegant ground-floor apartment offers urban tranquility and convenience.

The property features a modern open-plan kitchen/living room, two bathrooms, and a large west/north-facing terrace. Additionally, there is a large underground parking space and a storage room included.

The development boasts well-established amenities, including two swimming pools and a paddle tennis court for residents to enjoy. This property is perfect for those seeking comfort and contemporary living in a coveted location.

With easy access to the beach, public transport, and amenities, this spacious apartment is an ideal



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



choice for a stylish lifestyle in Marbella.

Community Fees €2,160 /Year ( € 180 /month )

Garbage Tax € 184 /Year

IBI Fees € 914 /Year

## ENQUIRIES.

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

## Property Features

- Heating
- Pool
- Built year: 2004
- Lift
- Solar orientation: North
- Private Parking
- Air conditioning
- Garden
- Terrace (m2): 75
- Quiet Location
- Terrace
- Garage



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