




## Puerto banús - Apartment



 **3**  
Bedrooms

 **2**  
Bathrooms

 **104**  
Area (m<sup>2</sup>)

 **120**  
Land Area (m<sup>2</sup>)

 **Swimming Pool**

**490 000 €**  
(EUR €)

### Fantastic opportunity newly refurbished 3-bedroom apartment within walking distance to Puerto Banus

Introducing a fantastic opportunity in Nueva Andalucia, Marbella – a newly refurbished 3-bedroom apartment within walking distance to Puerto Banus and the beach.

This charming property presents an ideal blend of modernity and convenience, making it perfect for an investment and holiday home. Located in a private community of 41 apartments, it offers easy access to nearby towns such as Marbella and Guadalmina and several golf courses and outdoor sporting activities.

Moreover, its strategic location provides proximity to essential transportation routes, including the coast road and the AP-7 motorway, ensuring seamless connectivity to surrounding areas and



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



beyond. This accessibility enhances the convenience of daily commuting and opens up a world of exploration along the lovely Costa del Sol coastline.

Step into this tastefully refurbished apartment to discover a contemporary open-plan kitchen featuring neutral tones and a sleek bar island with seating for two. The living / dining area is bright and inviting, leading to a sunny terrace where you can relax and soak up the Mediterranean sunshine.

The bedrooms are well-appointed, each boasting its own ensuite bathroom for added comfort and convenience and ample closet space to accommodate storage needs. Fully furnished and ready to move in, this property offers a hassle-free lifestyle in one of Marbella's most sought-after locations.

Situated in a residential area in Nueva Andalucia, Marbella, close to all services and amenities, the apartment provides easy access to a range of facilities, including hospitals, supermarkets, and schools, including several bilingual options for families seeking an international education for their children. With excellent road connections, you can easily explore the surrounding area or venture further afield to discover the beauty of the Costa del Sol.

Whether you're seeking a permanent residence, a holiday retreat, or an investment opportunity, this property ticks all the boxes for a comfortable and convenient lifestyle in Marbella.

Community Fees € 1,272 /Year ( € 106 /month )

Garbage Tax € 93 /Year

IBI Fees € 699 /Year

## ENQUIRIES!

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

## Property Features

- Air conditioning
- Proximity: Golf course
- Built year: 2004
- Storage / utility room
- Quiet Location
- Communal Parking
- Pool
- Garden
- Terrace (m2): 16
- Views: Urbanization view, Garden view
- Terrace
- Furnished



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