



## Nueva andalucía - Apartment



 **3**  
Bedrooms

 **2**  
Bathrooms

 **117**  
Area (m<sup>2</sup>)

 **132**  
Land Area (m<sup>2</sup>)

 **Garage**

 **Swimming Pool**

**620 000 €**  
(EUR €)

### Fantastic opportunity to acquire a completely newly renovated 3 bedroom ground floor apartment

This charming bright apartment features a spacious 15-square-meter terrace and offers 3 generously sized bedrooms with double beds, some of which have ample storage space, as well as 2 bathrooms, making it an ideal accommodation for up to 6 people.

The property is situated within a well-maintained urbanization in the southern part of Nueva Andalucía, a popular area with well-kept gardens and swimming pools, and is under 24-hour surveillance.

The master bedroom comes with an ensuite bathroom. The apartment's location within the urbanization is highly convenient, as it provides direct access from the street without the need to



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



navigate stairs or elevators, and is in close proximity to the concierge, pools, and gardens.

The property has undergone a renovation that was thoughtfully designed to enhance comfortable living, resulting in an open and bright floor plan. All windows and patio doors have been replaced with modern units, and the home features new electrical systems, a kitchen from the Danish brand KVIK that includes a wine cooler, combi oven, and efficient lighting throughout.

The apartment is equipped with a new integrated air-conditioning system that provides both cooling and heating, with individual controls for each room and WiFi connectivity. The bathrooms are well-appointed, featuring ventilated windows, underfloor heating, and generously sized showers with double sinks.

The kitchen island and spacious built-in wardrobes provide ample storage space. A private and spacious parking space in the urbanization's garage is included. The property is within walking distance of Puerto Banus, Centro Plaza, and Aloha, offering a wide selection of grocery stores, pharmacies, restaurants, bars, and gyms.

The apartment is sold fully furnished and also holds a tourist license and an LPO (short-term rental) permit, allowing the owner to rent out the property for short-term stays.

#### TAXES AND EXPENSES:

Garbage Tax €92 /Year

IBI Fees € 114 /Year

#### ENQUIRIES!

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



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## Property Features

- Air conditioning
- Equipped kitchen
- Garden
- Storage / utility room
- Lift
- Quiet Location
- Rental licence
- Parking space
- Furnished
- Fitted wardrobes
- Pool
- Built year: 2003
- Views: Urbanization view, Garden view
- Double glazing
- Solar orientation: South, East
- Terrace
- Garage



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