



## Nueva andalucía - Apartment



**3**  
Bedrooms

**2**  
Bathrooms

**160**  
Area (m<sup>2</sup>)

**200**  
Land Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**960 000 €**  
(EUR €)

### Exquisite south-facing 3-bedroom apartment for sale in Royal Banús

\*ABSTAIN AGENCIES

Introducing this charming south-facing 3-bedroom apartment for sale in Royal Banús, Nueva Andalucía, Marbella. This recently completed residential complex offers only 16 exclusive modern apartments, a communal swimming pool with sunbathing area and a garden. Situated within walking distance of all the amenities of Nueva Andalucía and Puerto Banus, and just an 8-minute walk to the beach, this property is a rare find.

Puerto Banús beach, with its blue flag, is a 20-minute walk from the resort. It is also conveniently close to golf clubs, international schools, a casino, paddle and tennis courts, a shopping mall, restaurants and more. Both Marbella and Estepona are just a short drive away, while Malaga and Gibraltar airports are less than an hour's drive away.



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@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**

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



Surrounded by lush greenery and luxurious properties, this 160 m<sup>2</sup> property with a 40 m<sup>2</sup> terrace offers a modern and luxury living concept. The spacious living room with a modern open plan fully equipped kitchen and dining area opens onto the wonderful terrace, creating a refreshing and stylish living space. The apartment has 3 serene bedrooms with fitted wardrobes and 2 modern bathrooms.

Offered in excellent condition, the property features air conditioning, a lift, double glazing, LED lighting and more. With its modern amenities and convenient location, this fabulous apartment in Nueva Andalucia can serve as a permanent residence, holiday home or a solid real estate investment in the Mediterranean. Whether you're looking for a permanent residence, a holiday home or a real estate investment, this fabulous apartment in Nueva Andalucia is a must-see.

Community fees €3,240 /year ( €270/month )  
IBI fees 1.466 € /year

### CONSULTATIONS!

Please feel free to contact our friendly team for a viewing or any questions you may have about this property.

## Property Features

- Air conditioning
- Pool
- Garden
- Terrace (m2): 40
- Security alarm
- Double glazing
- Quiet Location
- Security door
- Terrace
- Garage
- Fitted wardrobes
- Proximity: Beach
- Built year: 2018
- Views: Mountain views
- Lift
- Walking distance to beach
- Barbecue
- Solar orientation: South
- Private Parking
- Furnished



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