

## 2 soverom Leilighet til salgs i Nueva Andalucia, Málaga

315.000€



Nueva Andalucia, Marbella, within walking distance to Banus and the beach.




Final price no further negotiation. Only buyers not needing a mortgage may apply.

One sole owner since this property was built, this top floor south facing apartment is located in a well-established residential complex in Nueva Andalucia and very close to Puerto Banus and the beach. The property is in excellent condition, built with high-quality materials, the kitchen includes Bosh appliances and a granite top, and there is a laundry room too. The master bedroom with swimming pool views includes an en suite bathroom and there is also a guest bedroom (mountain views) and bathroom as well, both bedrooms have built-in wardrobes. The south-facing terrace is ideal for breakfast or for a nice drink while enjoying the fantastic Marbella microclimate, , AC pre-instalation, central heating in every room, cream marble, climalit double-glazed windows.

The gated residential complex features landscaped gardens, a large swimming pool, plus a kids pool, underground parking and a storage room (aprox 10m2)

Puerto Banus and the beach are located less than 15 min away (walking! )

The famous Real Club de Padel is 10 metres away, 10 padel courts and the club features one of the best open door gym on the coast, it also has a very nice restaurant.

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|--|---|---|
|  2 soverom |  2 bad |  90m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Close To Port  | <input checked="" type="checkbox"/> Urbanisation  | <input checked="" type="checkbox"/> Close To Shops  |
| <input checked="" type="checkbox"/> Close To Sea   | <input checked="" type="checkbox"/> Close To Town   | <input checked="" type="checkbox"/> Close To Schools  |
| <input checked="" type="checkbox"/> Close To Marina  | <input checked="" type="checkbox"/> South   | <input checked="" type="checkbox"/> Excellent   |
| <input checked="" type="checkbox"/> Communal Pool  | <input checked="" type="checkbox"/> Pre Installed A/C                                     | <input checked="" type="checkbox"/> Central Heating   |
| <input checked="" type="checkbox"/> Street   | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Pool  |
| <input checked="" type="checkbox"/> Near Transport   | <input checked="" type="checkbox"/> Lift  | <input checked="" type="checkbox"/> Satellite TV  |
| <input checked="" type="checkbox"/> Storage Room   | <input checked="" type="checkbox"/> Ensuite Bathroom                                      | <input checked="" type="checkbox"/> Private Terrace   |