

Top Floor Apartment for sale in Nueva Andalucía,  
Marbella

319,000 €

Reference: R4746679 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 10m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

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.

## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Garden  
Pool  
Street

### Pool

Communal

### Garden

Communal

### Category

Resale

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Entry Phone

### Climate Control

Pre Installed A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground