



# Tussenverdieping Appartement te koop in Nueva Andalucía, Marbella

599.000 €

Referentie: R5295955 Slaapkamers: 3 Perceelgrootte: 157m<sup>2</sup> Terras: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

available from August. This is an elegant and spacious 3 bedroom and 2 bathroom property that radiates a modern style and comfort in every corner. With an area of 137 m<sup>2</sup> and an additional terrace of 20 m<sup>2</sup>, this apartment on the first floor of a three-storey building is a real treasure.

Upon entering, you will receive three well distributed bedrooms. One of them has its own bathroom, while the other two share an additional bathroom. All the bedrooms are equipped with fitted wardrobes for optimal storage and have windows that allow the entrance of natural light. In addition, central air conditioning provides a perfect interior climate throughout the year.

The apartment has been recently renovated and furnished in 2023, which means everything is new and modern. The kitchen is an example of elegance and functionality, while the open living room features a fireplace that adds a cozy touch to the space.

If you work from home or you need to stay connected, an office with quick WIFI is at your disposal. You will also find a laundry room next to the kitchen, which makes daily tasks convenient and simple.

Located in Puerto Banus, this place is a jewel. With attractions for all ages, from beaches to golf courses, restaurants, bars and nightclubs, you will have a life full of entertainment. The well-kept tropical gardens of the complex have two pools open all year round, giving you an oasis of tranquility.

The location is unbeatable, just a 5-minute drive from Puerto Banus Marina and a 10-minute drive from Marbella's Old Town. For your daily needs, a Mercadona supermarket is just a 3-minute walk away, and the nearest restaurants are 100 metres away.

If you have children, you will be just a 5-minute walk from a playground and a 20-minute walk from the promenade, the beach, golf courses, tennis club and beach clubs. In addition, Spanish schools, such as Le Roché and Aloha College, are easily accessible on foot.

The convenience of transport is also remarkable, with 3 bus stops just 100 meters to the round. This property is a true oasis of modernity, comfort and style in a privileged location. Come live the luxury life in Puerto Banus!



## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Paddle tennissen  
Optische vezel

### Uitzicht

Zeezicht  
Mountain Bekeken  
Country Bekeken  
Garden Views  
Pool Bekeken  
Urban Bekeken  
**Zwembad**  
Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Energiebeoordeling

A

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
**Meubilering**  
Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
**CO2 Emission Rating**  
A

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Keuken

Gedeeltelijk ingerichte keuken  
Kitchen-Lounge

### Categorie

Luxe