



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

530,000 €

Reference: R4783744    Bedrooms: 2    Bathrooms: 1    Build Size: 116m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### Nueva Andalucía: Refresh Your Dream Apartment

This 2-bedroom apartment in Nueva Andalucía, Marbella, offers a fantastic opportunity to create your ideal living space. Located in a secure gated community, it boasts a peaceful atmosphere thanks to its clever orientation away from the freeway noise. Plus, you're just a 10-minute walk from the heart of Puerto Banús with its shops, restaurants, and nightlife.

**Renovate to Your Taste:** While functional, the entire apartment, particularly the kitchen, could benefit from a refresh. This presents a perfect chance to personalize the space to your liking. Consider modernizing the kitchen with new appliances and cabinets, or updating the finishes throughout the apartment for a more contemporary feel.

Investors seeking a property with good rental potential after updates.

This quiet apartment offers a great location and the chance to create your dream space. Don't miss out on this opportunity!



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room

### Views

Urban  
Street

### Pool

Communal

### Security

Gated Complex  
Entry Phone

### Orientation

West

### Setting

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

### Furniture

Not Furnished

### Parking

Underground  
Garage

### Climate Control

Pre Installed A/C

### Condition

Renovation Required  
Restoration Required

### Garden

Communal