

## Ground Floor Apartment (Ref.: R5132332)



Dormitorios Bedrooms	3	Baños Bathrooms	3	Plot m <sup>2</sup> Terreno	0	Built m <sup>2</sup> m <sup>2</sup> Construidos	133	Terrace m <sup>2</sup> m <sup>2</sup> Terraza	30	IBI year Community Garbage tax	0€ / year 0€ / year 0€ / year
-------------------------	---	--------------------	---	--------------------------------	---	--	-----	--	----	--------------------------------------	-------------------------------------

Nueva Andalucía

630.000€

Spacious 3-Bedroom Ground Floor Apartment – Walking Distance to Puerto Banús Prime Location in Nueva Andalucía | Ideal as Investment, Permanent Residence or Holiday Home Discover this bright and spacious 3-bedroom apartment located in one of the most sought-after areas on the Costa del Sol: Nueva Andalucía, just a short walk from Puerto Banús, Marbella Casino, high-end boutiques, synagogues, fine dining, and stunning beaches. With a south-facing orientation and situated on the ground floor, this property offers comfort, space, and excellent value appreciation potential. The apartment boasts a large living-dining room with a fireplace and direct access to a private 30 m<sup>2</sup> terrace, partially covered – perfect for al fresco dining and year-round relaxation. The independent kitchen comes fully equipped, featuring a cosy breakfast nook and a separate laundry and storage area. The layout includes a master bedroom with en-suite bathroom, plus two additional bedrooms, each with their own private bathroom – ideal for families or hosting guests with total privacy. Located within a gated and well-maintained community with lush gardens and a communal swimming pool, this home is ready to move into, while also offering an exciting opportunity for modernization or customization. Key Features: Prime location in Nueva Andalucía Walking distance to Puerto Banús and all amenities 3 bedrooms | 3 bathrooms Private 30 m<sup>2</sup> terrace Fireplace & fully equipped kitchen Gated ...