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■■■■■■■■■■■■ ■ Nueva Andalucía ■■■■■■■■■■■■: R5350471

■■■■■■■■: 2 ■■■■■■■: 2 M²: 99 ■■■■■: 565 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Exclusive Ground Floor Apartment with Garden in Nueva Andalucía, Steps from Puerto Banús Discover this outstanding opportunity in one of the most sought-after areas of Nueva Andalucía. This elegant ground-floor apartment with a private garden and terrace combines prime location, comfort, and excellent investment potential in a privileged setting. The property features 2 spacious en-suite bedrooms, both with abundant natural light and built-in wardrobes, as well as 2 fully renovated bathrooms. The bright and generous living-dining area with a fireplace adds warmth and character, opening onto a charming southeast-facing terrace—perfect for enjoying the sun throughout the day and embracing the Mediterranean lifestyle. The apartment has been partially renovated and is sold without a kitchen and unfurnished, offering the perfect opportunity to customize it to your personal taste. Located within an exclusive gated community with 24-hour security, residents enjoy excellent communal facilities including a large swimming pool, children's pool, tennis court, and beautifully maintained mature tropical gardens. All this in a ■■■■ and established environment, just a short walk from Puerto Banús, Centro Plaza, beaches, top restaurants, and golf courses, with excellent connections to Marbella and the Golden Mile. This property is ideal as a permanent residence, a luxury holiday home, or a high-yield investment, as the community allows short-term rentals (tourist license can be obtained).

■■■■■■■■■■■■:

None, ■■■■■■■■ ■■■■■■ ■■■■■, None, Restoration required, ■■■■■■■, ■■■■■■■■■■■■■■■■■■, ■■■■■■■■ ■■■■, None, ■■■■■■■■■■■■ ■■■■■■, Investment, Luxury, Resale