



# Tussenverdieping Appartement te koop in Nueva Andalucía, Marbella

685.000 €

Referentie: R5168800 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 131m<sup>2</sup> Terras: 10m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Beautiful RENOVATED apartment, not lived in and priced to sell now!

WALKING DISTANCE TO PUERTO BANUS, Centro Plaza and the beaches, with all amenities, shops, restaurants and supermarket on the doorstep...

Valid LPO in place and VACATION RENTALS ALLOWED BY THE COMMUNITY!

According to the Title Deed (Escritura) this spacious first floor, corner apartment has 124m<sup>2</sup> built area, consists of a spacious entrance hall with multiple wardrobes, kitchen, large dining / living room, 3 bedrooms and 2 bathrooms. All bedrooms have built in wardrobes and two bedrooms are so spacious, there is extra room for a desk / study area or dressing area next to the double bed.

There is a lovely, spacious TERRACE, accessible from both the living room and the master bedroom, a perfect space for relaxing or to enjoy alfresco dining.

The spacious living / dining area is flooded with natural light and the view stretches to La Concha!

Located on the first floor in the higher blocks of the urbanization, this beautiful home is easily accessible from the main entrance by LIFT or stairs and enjoys total PRIVACY and lovely VIEWS to the surroundings and the mountains.

An UNDERGROUND PARKING spot is also included in the sales price and there is a covered utility room / STORAGE room just off the kitchen.

There are 3 swimming pools - one Olympic size for proper swimming and another one that is heated in the winter plus a kid&apos;s pool, with plenty of sunbeds to soak up the sun.

The community is well maintained and there is 24 hr SECURITY / CONCIERGE on site

### OTHER KEY POINTS OF THIS LISTING:

- \* Extremely spacious and bright
- \* Brand new, well designed kitchen with Bosch appliances
- \* Two new bathrooms with walk-in shower and LED lights
- \* New energy efficient water heater
- \* New A/C units
- \* wooden floors
- \* valid LPO in place!

Don&apos;t be fooled! Many 3bdr apartments offered for sale in this urbanization are much smaller, because they have been converted from a 2bdr to a 3 bedroom by turning the kitchen into a small bedroom and moving the kitchen into the living room.

All in all, this apartment is ideal as a family home or can be a fantastic investment, as both LONG TERM and SHORT TERM rentals are in high demand in the area.

We invite you to come and have a look any time - we hold the keys and it will be our pleasure to show you around.



## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
WiFi  
Bijkeuken  
Houten vloeren  
Restaurant op locatie  
Buurt van een kerk  
Optische vezel  
Access for people with reduced mobility

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Stad

### Meubilering

Volledig gemeubileerd  
optioneel Furniture

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Bestaande bouw  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking

### Uitzicht

Mountain Bekeken  
Garden Views  
binnenplaats Bekeken  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Voorzieningen

Elektriciteit