



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Nueva Andalucía

**REF# R4734064 – 585.000€**

IBI

873 €/YEAR

Garbage

196 €/YEAR

Community

2808 €/YEAR



2

Ložnice



3

Koupelny



113 m<sup>2</sup>

Built



40 m<sup>2</sup>

Terrace

An immaculate ground floor duplex is now available for sale in one of the most exclusive residences next to Los Naranjos and Las Brisas Golf Clubs. This is a rare opportunity in this exclusive residence that a resale unit has become available for sale for a long time. Just a few minutes away from famous Puerto Banus and



Los Narajos Club House, you will feel the tranquility without compromising proximity to all the conveniences that Costa del Sol has to offer.

The property offers a very large terrace opening to an astonishing garden within a few steps, which also provides an alternative passageway to the pool area.

The apartment has 2 large bedrooms with fitted wardrobes and partial sea views, 2 floor-heated bathrooms (master bedroom has an en-suite bathroom) and 1 guest toilet in addition to a magnificent living room filled with day light due to its south facing position. The kitchen is also fully fitted with high brand equipment and ample granite counter tops.

This gated residence offers a well-maintained, large communal pool and sauna surrounded by exceptionally manicured tropical gardens and views to hole 9 of Los Naranjos Golf Course.

There is also a dedicated under-ground parking space with remote control and a large storage unit.



