



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Nueva Andalucía

**REF# R4821700 – 339.000€**

IBI

908 €/YEAR

Garbage

180 €/YEAR

Community

2052 €/YEAR



2

Ložnice



2

Koupelny



105 m<sup>2</sup>

Built



25 m<sup>2</sup>

Terrace

Spacious 2-bedroom, 2-bathroom ground-floor apartment, ideally situated within walking distance to the vibrant Puerto Banús and just a 5-minute drive from the heart of Marbella. This 130m<sup>2</sup> apartment, built in 2003, offers ample living space with elegant marble floors throughout. The Lounge diner has a feature fireplace and access to west facing terrace. The master bedroom includes an ensuite bathroom and fitted

wardrobes. The second bedroom is equally spacious, complete with fitted wardrobes and opens onto a private east facing terrace for morning sun. There is a second guest bathroom facilitating this bedroom. The well-equipped kitchen boasts modern appliances and opens onto a back terrace, perfectly suited for laundry or additional storage. Situated in a highly sought-after area, this apartment offers the luxury of a peaceful residential setting while being just moments away from the excitement of Puerto Banús and Marbella's vibrant city center. Whether you're looking for a permanent residence or a holiday getaway, this property provides an unbeatable lifestyle in one of Spain's most desirable locations.



