



## PŮZEMNÍ APARTMÁN 1 BEDROOMS

📍 Nueva Andalucía

**REF# R4866922 – 339.900€**

IBI

372 €/YEAR

Community

4200 €/YEAR



1

Ložnice



1

Koupelny



53 m<sup>2</sup>

Built



10 m<sup>2</sup>

Terrace

This delightful one-bedroom, one-bathroom apartment sq mt can be doubled if you build out the basement. Next to Dame de Noche and minutes walk to Puerto Banus. Located in the highly sought-after area of Atalaya Rio Verde, just a short stroll from Puerto Banús, local shops, and lively bars. With a desirable

southwest-facing orientation, the property enjoys abundant natural light throughout the day.

Upon entering, you are welcomed into a spacious 53m<sup>2</sup> open-plan living and dining area, perfect for relaxation and entertaining. The open-plan kitchen adds a touch, making the heart of the home both functional and stylish.

Set within a secure, gated community, the house offers access to beautifully landscaped gardens and a stunning communal swimming pool. Water features and fountains scattered throughout the development create a serene and peaceful environment.

For those looking to expand, there is potential to add an additional 50m<sup>2</sup> to the ground floor, as others in the community have done, allowing for even greater living space and enhancing the investment potential of this property.

A private, tranquil balcony offers views of the lush surroundings, while ample community parking ensures convenience. This townhouse presents an ideal opportunity for both personal use and as a lucrative rental investment, given its proximity to Puerto Banús and the local amenities.

