



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4589491 – 585.000€**

IBI

1600 €/YEAR

Garbage

185 €/YEAR

Community

3000 €/YEAR



2

Beds



2.5

Baths



161 m<sup>2</sup>

Built



32 m<sup>2</sup>

Terrace

Large size apartment with panoramic views to Gibraltar, front line golf, in Magna Marbella, in Nueva Andalucía – Golf Valley.

The apartment has 2 bedrooms, 2 bathrooms en suite and a guest toilet. It has a total of 161 m2 of which 129 m2 are interior. Fully equipped kitchen, including washer and dryer, large living room with access to a terrace of over 30 m2 with panoramic views.

Two large bedrooms with fitted closets. The master bedroom with access to the terrace and bathroom with bath and shower.

The property is in very good condition. It has air conditioning and underfloor heating that can be managed by zones. A parking space and a storage room included in the price.

Magna Marbella is located in the heart of Nueva Andalucia, just minutes from Puerto Banus and the best golf courses in Marbella: Las Brisas Golf, Los Naranjos Golf and Aloha Golf. On the front line of Magna Marbella Golf and very close to Magna Café, one of the best restaurants in Marbella.











Superficies  
Vivienda= 129.00m<sup>2</sup>  
Terraza= 32.00m<sup>2</sup>  
Total= 161.00m<sup>2</sup>

1:100 0 1 2 3 4 5 m