



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4652359 – 370.000€**

IBI

914 €/YEAR

Garbage

180 €/YEAR

Community

1920 €/YEAR



2  
Beds



2  
Baths



170 m<sup>2</sup>  
Built



219 m<sup>2</sup>  
Plot



49 m<sup>2</sup>  
Terrace

Charming ground floor apartment in one of the best areas of Marbella, located in the exclusive urbanization Terrazas del Rodeo Nueva Andalucía, close to Puerto Banus and stores. with two swimming pools and paddle courts.

Gated community with security.

With two cozy bedrooms and two elegant bathrooms, this residence is ideal for enjoying the warm Andalusian climate and unforgettable moments outdoors.

Located on a plot of 219 meters the distribution of space creates a cozy and bright atmosphere, while the proximity to Puerto Banus adds an exclusive touch to the location.

Also included is a large parking space and a storage room.



