



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4693975 – 395.000€**

IBI

858 €/YEAR

Garbage

185 €/YEAR

Community

2064 €/YEAR



2  
Beds



2  
Baths



84 m<sup>2</sup>  
Built



48 m<sup>2</sup>  
Plot



20 m<sup>2</sup>  
Terrace

Step into your urban oasis with this exceptional ground floor apartment nestled in a sought-after urbanization. Boasting 2 bedrooms and 2 bathrooms, this residence offers a spacious living and dining

area, seamlessly flowing into a generously sized patio.

But what truly sets this apartment apart is its vibrant community amenities. Dive into relaxation at the meticulously maintained communal pool, surrounded by lush gardens that evoke tranquility and serenity.

Perfectly positioned just moments away from everyday conveniences, you'll find a supermarket and enticing eateries within a few minutes. Venture a bit further, and you'll discover the bustling port town of Puerto Banús, renowned for its cosmopolitan ambiance. Here, a world of culinary delights, boutique shops, lively bars, and the sun-kissed beaches await your exploration.

Escape the ordinary and embrace the extraordinary lifestyle offered by this distinctive ground floor apartment. Experience the epitome of urban living, where every moment is infused with luxury, convenience, and endless possibilities.



