



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4838056 – 249.000€**

IBI

322 €/YEAR

Community

720 €/YEAR



2

Beds



1

Baths



79 m<sup>2</sup>

Built



19 m<sup>2</sup>

Terrace

Beautiful apartment in the exclusive area of Nueva Andalucía, very bright with ceramic parquet flooring, living room with open-plan kitchen and dining bar.

Completely renovated apartment, also electricity and plumbing.

German kitchen n°2akuchen XL

(base modules more than 10 high and high modules up to the ceiling with removal under the plate cabinet, LED spotlights, Silestone loft series countertop)

First bedroom with 5.17 side meters of wardrobes with RJD LED ambient lighting, double-insulated monoblock windows

Bedroom 2 with 4.80 meters allows enough space for two children or adults

Bathroom equipped with XL shower tray.

Balcony or terrace with table for 4 people and a part to hang clothes.

The closed terrace with exterior enclosure with double glazing and solar filter with insulation, but can be completely opened.

It is located in a private urbanization with a concierge and security cameras

Communal pool and green spaces

Equipped with air conditioning

Community fee of 60 euros includes water, if you use the apartment for holiday rental, the community fee increases but it is allowed.

Optional parking space 50 euros per month.

The location of the apartment is one of the most sought after in Nueva Andalucia, very central and with all services nearby.



