



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4871215 – 450.000€**

IBI

500 €/YEAR

Community

1884 €/YEAR



2

Beds



1

Baths



117 m<sup>2</sup>

Built



15 m<sup>2</sup>

Terrace

Walking into this remodeled, bright and chic apartment in Nueva Andalucía is like a breath of fresh air – welcome, uplifting and refreshing.

The open plan styled kitchen on the left is streamlined and clean cut with its fully fitted units and cupboards, giving plenty of storage space thus ensuring countertops and clutter free and in sync with the surroundings. A lengthy unit on the other side of the kitchen offers an expanse of work space whilst giving the opportunity of engaging with guests. Seating at the kitchen is offered by way of elegant barstools standing proud on the far side.

A laundry/utility room is adjacent to the kitchen, fully fitted and superbly illuminated through several windows. With plenty of room to accommodate the washer and dryer, there is also additional space to house an additional sink complete with storage spacing.

The first bedroom is found on the other side of the hall. Playing host to single beds the bedrooms offers fitted wardrobes and it brightly lit via a well placed window.

Into the main living area and the dining table takes its place between the kitchen and the living room. With views out through a large window showing expanses of mature hedgerows, shrubbery and palm trees that encircle the community grounds, offering total privacy, the dining area sits in the heart of the main living space and is a perfect place for lazy lunches or a quiet dinner party.

The lounge is spacious, charming and naturally lit through the large side window on one side and through the glass terraces doors on the far side giving access to the terrace that snakes along the front and around the corner. The terrace overlooks the community gardens and swimming pool yet is totally private. Offering an outdoor seating area subtly hidden by a plethora of palm fronds that create a feeling of being tucked away in the treetops.

Back inside, the 2nd bedroom is a double spacious affair, kitted out with fitted wardrobes. Dressed in calming neutral tones, a theme that is carried on throughout the entire apartment, the room gives an air of restful quietude, with the bed cleverly placed to take advantage of the views across the trees.

Between the two bedrooms is a fully fitted spacious bathroom. Elegant in those neutral tones and equipped with crisp white fixtures and stainless steel fittings, the bathroom offers a walk-in shower and plenty of cupboard space. Recessed lighting keeps the space looking and feeling airy and luminous.

This apartment is a remarkable opportunity for any astute buyer or clever investor, given that this property has a touristic rental licence which gives it a superb rental income.

This is highlighted by the fact that its location is incredible – within walking distance to the infamous Hard Rock Hotel, the high octane offerings of Puerto Banus, a myriad of first class restaurants and bars, designer shopping, just a short minutes drive away from some of the finest golf courses along this stretch of the coast and ultimately access to the stunning sandy stretches of beaches that snake along the Marbella coastline.

The harmonious ebb and flow of freshness and sophistication in this apartment is delicately suggestive and gives an impression that you are tucked away in your own private piece of heaven... away from the hub of the busy playgrounds of Marbella.

If you are looking for the best of both worlds, then this apartment is meant to be yours.







