



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4889623 – 525.000€**

IBI

737 €/YEAR

Garbage

92 €/YEAR



2

Beds



1

Baths



112 m<sup>2</sup>

Built



15 m<sup>2</sup>

Terrace

Nestled just a short stroll from the renowned Casino of Marbella and the iconic Puerto Banús, this delightful apartment offers unparalleled access to world-class amenities, beautiful beaches, and vibrant nightlife.

Bright and inviting, the apartment boasts a sunny south-facing terrace, ensuring a warm and luminous ambiance throughout the day. Whether you're seeking a permanent residence, a holiday retreat, or a lucrative investment opportunity, this property ticks all the boxes.

With its unbeatable location, it's ideal for long-term or short-term rentals. The price includes a coveted underground parking space, adding convenience and value to this already exceptional offering.

A prime opportunity to renovate and elevate this gem into a bespoke coastal haven!

