



GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

REF# R4890286 – 425.000€

IBI

638 €/YEAR

Garbage

185 €/YEAR

Community

1440 €/YEAR



2
Beds



2
Baths



86 m²
Built



65 m²
Plot



70 m²
Terrace

Discover this charming groundfloor apartment located in the gated complex , just a 10 minute walk from the world-renowned Puerto Banús. Offering 24-hour security, the property is perfectly situated for those

seeking tranquility while being close to the vibrant marina, luxurious yachts, and exciting activities.

Property Features:

- **Spacious Living Space:** The apartment features a bright living and dining area that seamlessly connects to a covered terrace enclosed with high-quality windows. This clever design enlarges the living space, creating a cozy and versatile extension of the main salon.
- **Private Garden:** Enjoy your own private garden adorned with mature lemon and orange trees, a true Mediterranean delight. A thoughtfully designed lounge area within the garden invites you to relax and savor outdoor living.
- **Accommodation:** The property boasts 2 bedrooms and 2 bathrooms, offering comfort and privacy.
- **Modern Kitchen:** The fully fitted kitchen includes a convenient laundry room, providing practicality for everyday living.
- **Parking:** A designated parking space in the communal garage ensures convenience and security.

Community Amenities:

The complex is surrounded by lush subtropical gardens, creating a serene atmosphere. Residents enjoy access to a large swimming pool and paddle courts, perfect for relaxation and recreation.

With its prime location, well-appointed features, and private garden oasis, this apartment is an excellent choice for a rental investment or as a delightful home near the heart of Puerto Banús.



