

## Apartment in Verkauf in Nueva Andalucia, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 83 m<sup>2</sup> Wohnfläche | 30 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya  
€ 600 IBI | € 185 Rubish tax | € 180 Community fees



### Beschreibung der Immobilie

Located in the heart of Nueva Andalucía, this charming ground-floor apartment offers a wonderful blend of comfort, convenience, and Mediterranean lifestyle. Set within a well-kept gated community and just minutes from the Hard Rock Hotel Marbella, Puerto Banús, the beach, shops, golf courses, and all local amenities, the property is perfectly situated for both living and enjoying year-round holiday luxury.

The apartment features 123 m<sup>2</sup> of interior space with a practical and inviting layout, comprising three bedrooms and three bathrooms, making it ideal for families, guests, or those seeking extra flexibility. The bright living area includes a cozy fireplace and opens directly onto a 30 m<sup>2</sup> private terrace, perfect for outdoor dining, relaxing, or enjoying the peaceful atmosphere of the communal gardens.

The fully equipped kitchen offers functionality and comfort, while the bedrooms include built-in wardrobes and pleasant garden or pool outlooks. Thanks to its south-facing orientat