

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

3 Schlafzimmer | 3 Badezimmer | 136 m<sup>2</sup> Wohnfläche | 30 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya  
€ 600 IBI | € 189 Rubish tax | € 180 Community fees



### Beschreibung der Immobilie

SPACIOUS 3-BEDROOM APARTMENT

NUEVA ANDALUCIA - WALKING DISTANCE TO PUERTO BANUS

Ideally located in the heart of Nueva Andalucía, just steps away from Puerto Banús, the Casino, and a wide range of shops, restaurants, and beaches, this charming south-facing ground floor apartment offers space, comfort, and great potential.

The property features a bright living and dining area with a cozy fireplace and direct access to a 30 m<sup>2</sup> terrace, partially covered, ideal for outdoor dining and relaxing. The fully fitted kitchen includes all necessary appliances and a breakfast corner, as well as a laundry and storage area for added convenience.

The apartment offers a well-proportioned master bedroom with en-suite bathroom, plus two additional bedrooms, each with their own private bathroom—perfect for family living or hosting guests.

Located in a well-maintained community with lush gardens and a communal swimming pool, this property is ready to move into, but also offers an excellent oppo