

**Sales - Apartment - Nagüeles**  
**385.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5121901**

**Nagüeles**

**Apartment**

**Community: 1,440 EUR / year**

**IBI: 670 EUR / year**



**2**



**1**



**92 m2**

Nestled in the exclusive Nagüeles area of Marbella’s prestigious Golden Mile, this charming 2-bedroom, 1-bathroom elevated ground floor apartment offers an unparalleled lifestyle of luxury and convenience. Just a 2-minute drive from pristine beaches, top supermarkets, elite international schools, verdant parks, and a host of premium amenities, this property is perfectly positioned for effortless living. Bright & Welcoming: West-facing orientation bathes the home in warm afternoon sunlight, creating a serene and inviting atmosphere. Spacious Layout: Features a luminous living-dining area opening onto a generous 11 m² covered terrace with tranquil garden views, an independent kitchen with laundry space, and two comfortable bedrooms, including a master bedroom with a walk-in closet and direct terrace access. Elegant Details: Beautiful wooden floors add warmth and sophistication throughout. Exclusive Community: Enjoy a secure gated complex with adult and children’s pools, plus meticulously landscaped communal gardens. Prime Location: Ideal as a forever home, vacation retreat, or high-yield investment in one of Marbella’s most sought-after neighborhoods. Community fees: 120 euros per month IBI fees: 670 euros per month Seize this rare opportunity to own a slice of Marbella’s Golden Mile—where luxury meets lifestyle!

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Suburban</li><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Fiber Optic</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Resale</li></ul>	