

**Sales - Apartment - Marbella**

**520.000€**

**Community: 1,800 EUR / year IBI: 1,362 EUR / year****Rubbish: 186 EUR / year****2****2****99 m<sup>2</sup>**

located in Nueva Andalucía, just a few minutes from Puerto Banús. In a gated and secure community, with doorman and 24-hour security, that combines comfort and style in a tranquil setting. With spectacular panoramic views of the sea and the mountains, this apartment has two terraces and balconies, to enjoy the sun all day, from morning to evening. It offers two bedrooms and two bathrooms, one of them en suite. The property has a constructed area of 99 m<sup>2</sup> and a private terrace of 20 m<sup>2</sup>. It has a fully equipped kitchen, air conditioning, marble floors and a fireplace in the living room. Double-glazed windows, built-in wardrobes and an armored door increase the comfort and security of the home. The community has three communal swimming pools, extensive gardens, a garage and a paddle tennis court for sports enthusiasts. The location is close to the sea, beaches, golf courses, the city center, the port and schools. It is within walking distance of restaurants and services, and public transport is nearby. This property combines comfort, convenience and stunning views, making it an excellent option for those seeking a relaxed lifestyle in Marbella. Middle Floor Apartment, Marbella, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 99 m<sup>2</sup>, Terrace 22 m<sup>2</sup>. Setting : Commercial Area, Close To Golf, Close To Shops, Close To Schools, Urbanisation. Orientation : South. Condition : Excellent. Pool : Communal, Children's Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Sea, Mountain. Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone, 24 Hour Security, Safe. Parking : Underground, Garage, Covered, Private. Category : Resale.

**Setting**  
 Commercial Area  
 Close To Golf  
 Close To Shops  
 Close To Schools  
 Urbanisation

**Orientation**  
 South

**Condition**  
 Excellent

**Pool**  
 Communal  
 Children's Pool

**Climate Control**  
 Air Conditioning  
 Hot A/C  
 Cold A/C  
 Fireplace

**Views**  
 Sea  
 Mountain

**Features**  
 Covered Terrace  
 Lift  
 Fitted Wardrobes  
 Private Terrace  
 WiFi  
 Paddle Tennis  
 Storage Room  
 Utility Room  
 Ensuite Bathroom  
 Access for people with reduced mobility  
 Double Glazing  
 24 Hour Reception  
 Near Church  
 Fiber Optic

**Furniture**  
 Part Furnished

**Kitchen**  
 Fully Fitted

**Garden**  
 Communal

**Security**  
 Gated Complex  
 Entry Phone  
 24 Hour Security  
 Safe

**Parking**  
 Underground  
 Garage  
 Covered  
 Private

**Category**  
 Resale



























