

**Ref.-ID: MIBGR5287288**

**Nueva Andalucía**

**Апартамент**



**4**



**2**



**128 m2**

Single-family house distributed like a mid-floor apartment, located in the prestigious Condes de Iza residential complex, in the El Rodeo area of Nueva Andalucía, Marbella. An ideal property for families seeking space, comfort, and security in a well-established residential setting. The property offers an approximate built area of 190 m<sup>2</sup>, with a practical and spacious layout. It features four bedrooms, two full bathrooms and a guest toilet, as well as air conditioning throughout the house and a fireplace, ensuring comfort all year round. The home is distributed across several internal levels. The basement level includes a private garage integrated within the property, along with additional storage space. On the main floor, there is a spacious living-dining area, a fully equipped kitchen, a guest toilet, and a home office. The upper floor houses three bedrooms, two bathrooms, and a glass-enclosed terrace, providing extra light and versatility. Outdoor areas include a rooftop solarium terrace, a rear patio terrace, and a private garden, perfect for enjoying the Mediterranean lifestyle. The gated community offers two communal swimming pools, night security, remote-access community gate, and pedestrian access with security code, ensuring privacy and peace of mind. Ideally located in one of the most sought-after areas of Nueva Andalucía, with easy access to amenities, shops, schools, and just minutes from Puerto Banús and Marbella town centre. Community fees are included and covered by the owner, while electricity, water, and WiFi costs are paid separately. An excellent opportunity to enjoy a single-family home with a mid-floor apartment-style layout, within a secure and well-located residential complex in Marbella.

**Расположение**

- ✓ Близко к школам
- ✓ Урбанизация

**ВИД**

- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Двор
- ✓ Улица

**Сад**

- ✓ Общественный

**Категория**

- ✓ Инвестиции
- ✓ Элитная

**Состояние**

- ✓ Отличное
- ✓ Хорошее

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Ванная комната
- ✓ Подвал

**меры безопасности**

- ✓ Огражденный комплекс

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Гараж

**Климат-контроль**

- ✓ Кондиционер

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон







































