



Ground Floor Apartment

Nueva Andalucía

Price € 439,000

Beds	3
Baths	2
Build Size	90 m ²
Terrace	36 m ²
Garden/Plot	0 m ²
IBI Fees	€ 793
Community Fees	€ 203
Garbage Tax	€ 207 / year

SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Marina

ORIENTATION

- ✓ East

POOL

- ✓ Communal

FEATURES

- ✓ Fitted Wardrobes
- ✓ Double Glazing
- ✓ Near Transport
- ✓ Private Terrace

Fully refurbished, Scandinavian style, ground floor apartment in the lower part of Nueva Andalucía, walking distance to amenities, restaurants and the Puerto Banus port.

This excellently located ground floor apartment, has undergone a full refurbishment by the current owner. The apartment boasts 3 bedrooms, 1 en-suite, a shared bathroom, an open plan, fully fitted, kitchen, living and dining room with access to the spacious lovely terrace. From the terrace one has direct access to the mature communal garden and the community pool.

Ideal as a family home or as an investment for rentals.

Located only a short walk to the nearest supermarket, a variety of restaurants and approximately a 10minute walk to the Puerto Banus port.





VISSA AVVIKELSER KAN FÖREKOMMA, RITNINGEN ÄR EJ SKALENLIG.



Middle Floor Apartment

Nueva Andalucía

Price € 470,000

Beds	3
Baths	2
Build Size	110 m ²
Terrace	12 m ²
Garden/Plot	0 m ²
IBI Fees	Unknown
Community Fees	€ 0
Garbage Tax	

SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

ORIENTATION

- ✓ South
- ✓ West

POOL

- ✓ Communal

PARKING

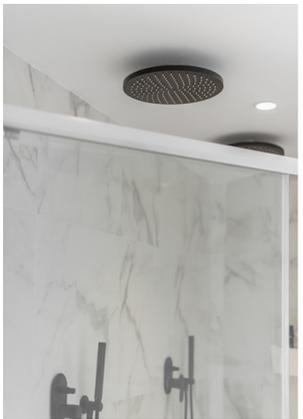
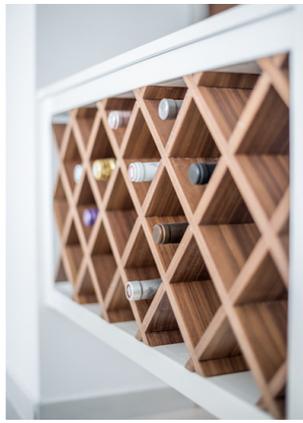
- ✓ Street

FEATURES

- ✓ Covered Terrace
- ✓ ADSL / WIFI
- ✓ Fitted Wardrobes
- ✓ Ensuite Bathroom
- ✓ Private Terrace
- ✓ Double Glazing

Wonderfully presented 3 bedroom apartment in Nueva Andalucía walking distance to Centro Plaza and Puerto Banus. The apartment has 3 double bedrooms and 2 bathroom. The master bedroom overlooking the swimming pool and with views over to Africa has an en suite bathroom. The is an open plan kitchen, living and dining area. The apartment is fully furnished for your stay, so relax and enjoy.









Middle Floor Apartment

Nueva Andalucía

Price € 495,000

Beds	3
Baths	2
Build Size	120 m ²
Terrace	17 m ²
Garden/Plot	0 m ²
IBI Fees	€ 904
Community Fees	€ 158
Garbage Tax	

SETTING

- ✓ Suburban
- ✓ Close To Port
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Golf
- ✓ Close To Sea

POOL

- ✓ Communal
- ✓ Children`s Pool

PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Lift
- ✓ Private Terrace
- ✓ Fitted Wardrobes
- ✓ Satellite TV

Modernly renovated and comfortable accommodation that checks all the boxes.

This apartment is located on the third floor and has beautiful mountain and sea views through large panoramic windows that go from floor to ceiling and opens up onto a spacious terrace.

The area is popular and all amenities are within a short walking distance. You will find high quality restaurants around the corner, well-stocked grocery stores, pharmacies, organic shops and also reputable wine merchants. The fashionable port of Puerto Banus is a 15-minute walk away and equally beautiful beaches. In a few minutes you reach Centro plaza with several cafes and restaurants where the well-known market are housed every Saturday and are a very popular excursion destination.

The apartment is accessed through the private garage underground with elevator, or through the 24/7 monitored gate. If you want, you can also take the bus just outside and there is plenty of parking on the street.

The hall is spacious and bright and is the hub of this apartment. With an open and social floor plan, you can overlook the dining area and the stylish kitchen in a light color that has marble counter and consistently exclusive appliances from NEFF.

Master bedroom has a bathroom en suite with his and hers sinks and built-in fixtures in matte black. The crown of the work, however, is the wonderful waterfall shower. In this master bedroom there is also a balcony with evening sun and a view of one of the urbanization's three pools, all of which have a connecting children's pool and nice waterfalls.

The second bathroom is also spacious with several stylish details and a waterfall shower.

Bedroom number two is used with advantage as an office and has plenty of storage in a solid wardrobe. There is access to a smaller balcony that is cosily furnished with a bench and pillows.

The third bedroom is bright and cozy with a double wardrobe. All bedrooms have windows and ac with heating and cooling.

The living room has a wonderful feeling of light and space and a striking view. The large terrace have space for a barbecue and seats many.

Urbanisation also boasts its own paddle course.







