

## Sales - Apartment - Marbella

# 495.000€

**Marbella**

**Apartment**

**Community: 2,700 EUR / year IBI: 1,335 EUR / year**

**Rubbish: 93 EUR / year**



**2**



**2**



**113 m2**

This outstanding apartment offers two bedrooms and two luxurious bathrooms, including an impressive en suite. With a spacious terrace, you can enjoy views of both the sea and the mountains. Located in the well-maintained and sought-after urbanization of Nueva Andalucía, this residence is perfect for those seeking both comfort and beauty in their home. It features modern amenities such as air conditioning and underfloor heating in the bathroom. Additionally, there are conveniences like an elevator, storage room, garage, and 24-hour security service in a gated community. Perfect for golf enthusiasts with proximity to courses. The apartment offers a separate kitchen, spacious and equipped with modern appliances. The large and airy living room receives plenty of natural light from the balcony. The bedrooms are spacious and have built-in wardrobes; one of the bedrooms also has an en suite bathroom with a jacuzzi. The separate bathroom has a shower. The entire apartment has marble floors and a stylish, elegant interior.

### Setting

- ✓ Close To Golf
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale

### Orientation

- ✓ East
- ✓ South East

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Urban

### Garden

- ✓ Communal

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring

### Security

- ✓ Gated Complex
- ✓ Entry Phone

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground





























