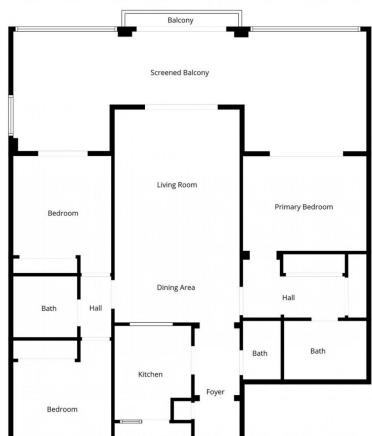


Reference: R5194426



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM



# Middle Floor Apartment in Nueva Andalucía

Price **€ 710,000**

Bedrooms	<b>3</b>
Bathrooms	<b>2.5</b>
Build Size	<b>164 m<sup>2</sup></b>
Terrace	<b>40 m<sup>2</sup></b>
Plot Size	<b>204 m<sup>2</sup></b>

## SETTING

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

## ORIENTATION

- ✓ West

## CONDITION

- ✓ Good

## POOL

- ✓ Communal

## VIEWS

- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Private

This charming property offers a very convenient floorplan with three bedrooms, two bathrooms, and a guest toilet. Presented in its original yet well-maintained condition, it provides a wonderful opportunity to personalize while preserving its timeless charm. The apartment is west-facing, allowing for beautiful afternoon sun and warm natural light throughout the day. One of the home's standout features is the lovely 40 m<sup>2</sup> glassed terrace, ideal for year-round enjoyment and boasting serene views over the pool. Set within a calm, gated community surrounded by lush

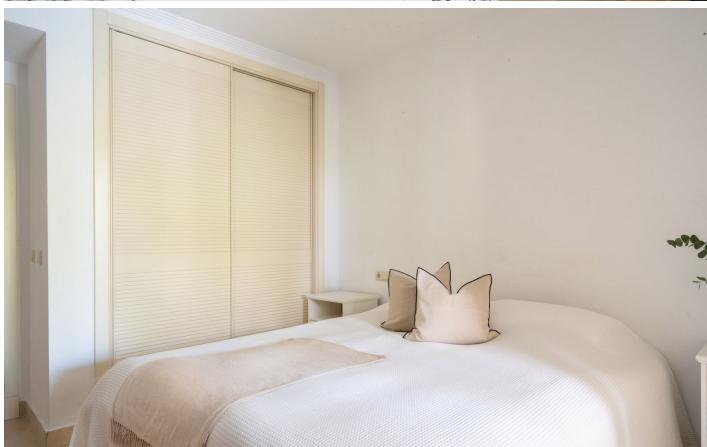
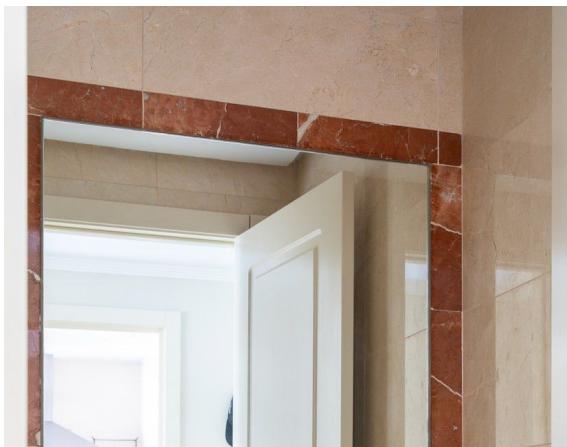
gardens and a beautiful pool area, this residence offers both security and a peaceful ambiance. The property also includes a private garage space and a storage room for added convenience.

The location is truly wonderful—nestled in a tranquil area with very little traffic, yet just steps away from fantastic restaurants and grocery stores. Additionally, Puerto Banús is within walking distance, offering a vibrant atmosphere and luxury amenities.

[View Property Online](#)

## GALLERY







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