

# Top Floor Apartment in Nueva Andalucía

Price € 630,000

Bedrooms	3
Bathrooms	2
Build Size	150 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Plot Size	167 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina

## ORIENTATION

- ✓ North East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Port
- ✓ Urban
- ✓ Mountain
- ✓ Panoramic
- ✓ Forest
- ✓ Golf
- ✓ Pool
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Domotics
- ✓ Lift
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Access for people with reduced mobility
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Open
- ✓ Communal
- ✓ Garage
- ✓ Street
- ✓ Private
- ✓ Covered
- ✓ More Than One

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Bargain
- ✓ Resale
- ✓ Holiday Homes
- ✓ Contemporary
- ✓ Investment

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Large top floor 3 bedroom, 2 bathroom apartment right in the centre of Nueva Andalucía, directly opposite Centro Plaza. You can walk to everything, cafés, restaurants, supermarkets, golf, and Puerto Banús, yet the community remains calm and residential.

Elevated, bright and private, the apartment enjoys open panoramic views towards La Concha, with clear sea views and sunset views from the front of the property and two of the bedrooms. Recently furnished throughout, it is completely ready to move into or rent out immediately.

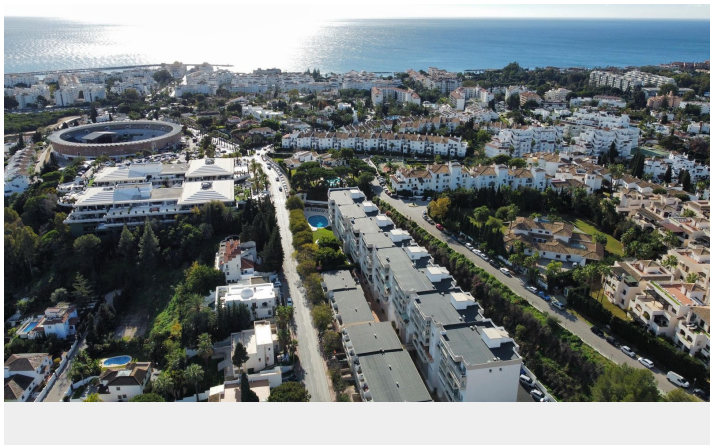
The property includes a rare double garage with space for two cars. It also benefits from a short term rental licence obtained prior to 4 April, with documented rental history and proven income.

A highly practical, central and fully compliant property that works equally well as a lifestyle home or a strong performing rental investment.

[View Property Online](#)

# GALLERY





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