

Middle Floor Apartment in Nueva Andalucía

Price € 514,000

Bedrooms	4
Bathrooms	3
Build Size	101 m ²
Terrace	14 m ²
Plot Size	115 m ²

SETTING

- ✓ Frontline Golf
- ✓ Close To Port
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Golf

ORIENTATION

- ✓ East
- ✓ South East

CONDITION

- ✓ Good

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Mountain
- ✓ Golf
- ✓ Urban

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ 24 Hour Reception
- ✓ Lift
- ✓ Private Terrace
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ WiFi

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

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

PARKING

- ✓ Underground

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

CATEGORY

- ✓ Holiday Homes
-

We are pleased to present this exceptional corner apartment, perfectly situated in one of the most strategic and sought-after locations in Nueva Andalucía. Located on the first floor with a bright Southeast orientation, this property stands out for its natural light and its privileged position within a prestigious gated community.

Location & Lifestyle:

This property redefines convenience. Located just 800 meters from Puerto Banús, it allows you to enjoy the beach and luxury lifestyle within a short walk. With immediate access to the main road, connectivity is unbeatable: you can reach Puente Romano and the Golden Mile in just 6 minutes, or the heart of San Pedro de Alcántara in moments. Furthermore, top-tier international schools, supermarkets, and essential services are all within the immediate vicinity.

Layout & Investment Potential:

Originally a 3-bedroom unit, the property has been intelligently optimized into 4 bedrooms and 3 full bathrooms (adding an extra bathroom with a walk-in shower). This configuration makes it a high-yield rental machine, ideal for room-by-room rentals targeting professionals or students, with a proven track record of excellent performance.

Key Features:

Outdoor Living: The terrace has been recently enclosed with high-quality Lumon glazing (under warranty), providing a versatile extra living space to be enjoyed year-round.

The Complex: A secure, gated community featuring 24-hour security, landscaped gardens, swimming pools, and a paddle tennis court.

Versatility: While it is "ready-to-go" for investors looking for immediate rental income, its size and location also make it an ideal permanent home for a family.

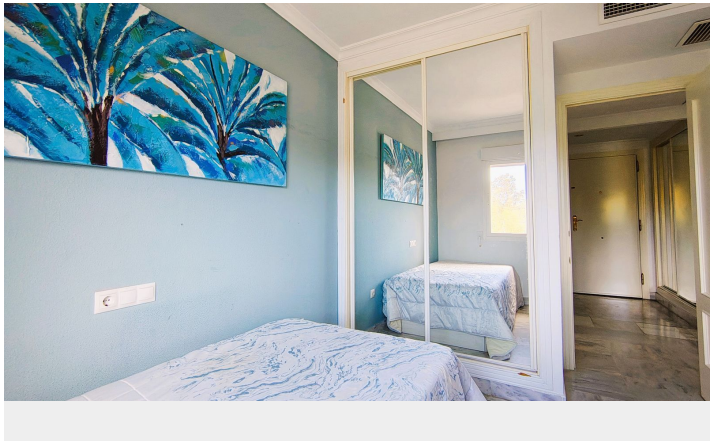
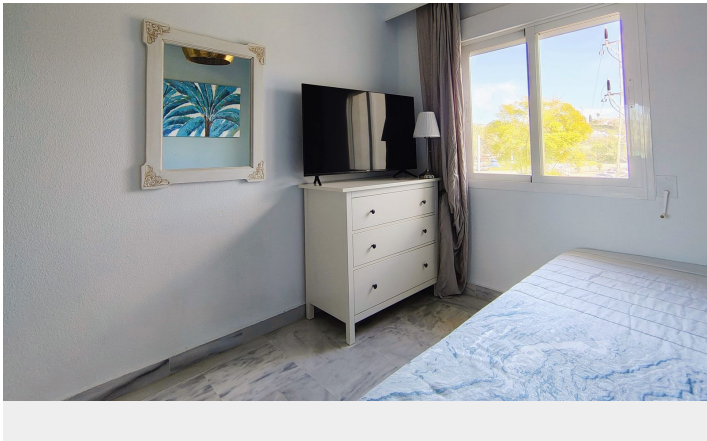
A solid investment in the heart of the Golden Triangle (Marbella - Nueva Andalucía - San Pedro).

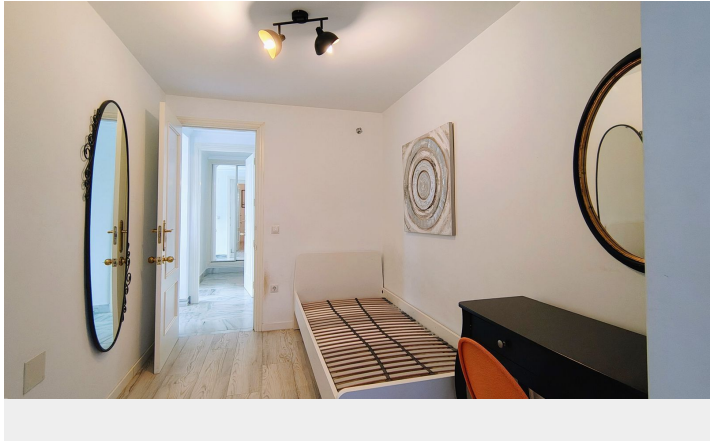
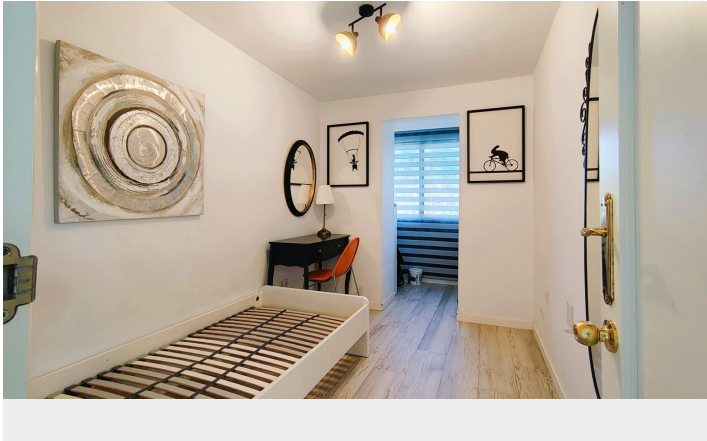
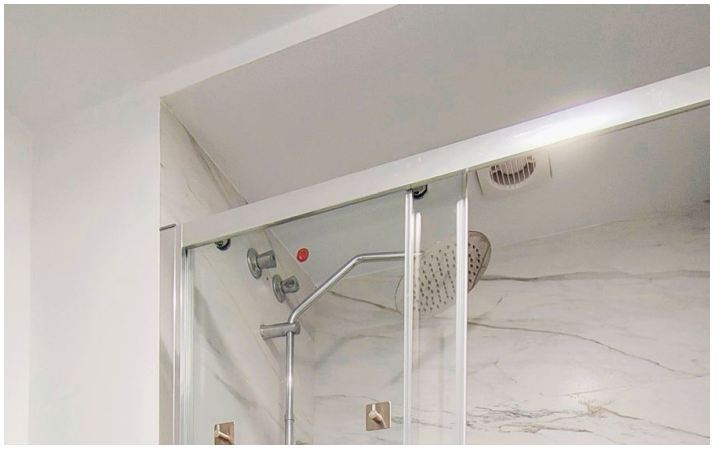
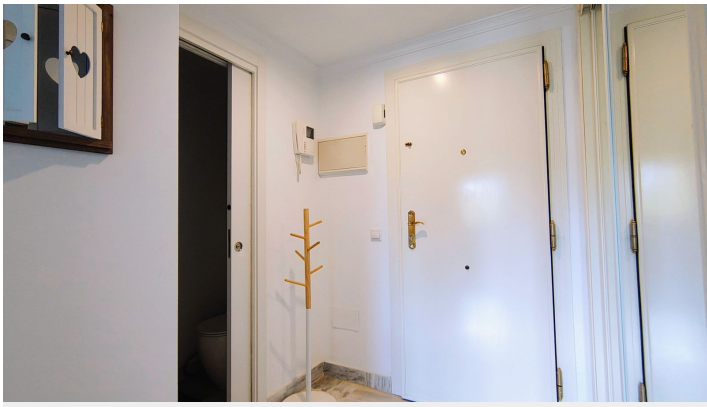
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GALLERY







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