# Duplex in Nagüeles

## €435,000

Nagüeles, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 126 m² | Terrace: 83 m²










## Overview

Duplex apartment with south facing terraces, solarium, parking and storage in Rocamar, Nagüeles, Marbella Priced for quick sale!

In need of reformation and cosmetic updating! In our picture gallery at the end we have given some suggestions of how this property could look.

Set within the gated Conjunto Rocamar community in Nagüeles, one of Marbella's most established and prestigious residential areas, this duplex apartment offers an excellent opportunity for a buyer looking for space, outdoor living and value, with scope to modernise and add further value.

Nagüeles is highly sought after for its peaceful setting just above Marbella's Golden Mile, with quick access to Marbella town, Puerto Banús and the coast road. It is a superb base for full time living or holidays, with a wide choice of amenities close by, including international schools, sports clubs, beaches, and some of Marbella's best dining and shopping.

Located on the top floor of the building occupying the top 2 levels this development does not have a lift please note.

The property has a very independant feeling to it when you enter the courtyard where the front door is. You enter into the living area which is multi level and has feature beams in the bright dining area which overlooks a very spacious and South facing terrace. There is a galley kitchen along with a bedroom and a bathroom on this level. Upstairs you have a second bedroom and bathroom which is a very large space, plus access to a private solarium terrace very large in size with stunning mountain and panoramic sea views, ideal for sunbathing, relaxing, or creating a chill out space.

The property includes a private underground parking space and a trastero (storage room). The community offers landscaped gardens and a communal swimming pool. Please note there is no lift in the development.

This is a quick sale and the price reflects both the opportunity and the fact that the property could benefit from reform, making it a strong option for investors, renovators, or buyers wanting to create their own style in a prime Marbella location.

## Amenities

Setting: Close To Golf, Close To Town, Close To Schools

Orientation: South Facing

Condition: Good Condition, Renovation Required, Restoration Required

Pool: Communal Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Fireplace

Views: Sea Views, Mountain Views, Panoramic Views

Features: Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Wood Flooring, Barbeque, Near Mosque, Near Church

Furniture: Not Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Entry Phone

Parking: Underground Parking

Category: Bargain, Cheap, Distressed, Investment, Luxury, Resale

## Taxes & Fees

IBI: €600 per year
Rubbish: €120 per year

## Contact

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