Middle Floor Apartment in Nueva Andalucía

€450,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 110 m² | Terrace: 19 m²









Overview

Spacious 2-Bedroom Apartment in Los Naranjos de Marbella WITH TOURIST LICENCE.
This spacious two-bedroom, two-bathroom middle-floor apartment is located in the highly sought-after development of Los Naranjos de Marbella, within walking distance of Puerto Banús and the beach. Built in 2003, the property offers a total constructed area of 129 m², including a 19 m² west-facing terrace. The terrace has been fitted with glass curtains, allowing it to be enjoyed throughout the year. The accommodation comprises a bright and spacious lounge with a wood-burning fireplace, a fully fitted kitchen with a separate utility room, two generously sized bedrooms with fitted wardrobes and two bathrooms. The principal bedroom benefits from an en-suite bathroom, while the guest bathroom has recently been refurbished. Additional features include tiled flooring throughout and

pre-installation for air conditioning. Los Naranjos de Marbella is renowned for its beautifully maintained communal gardens and several swimming pools. The development also benefits from its own commercial center, offering a supermarket, restaurants and a range of everyday amenities. An ideal permanent residence, holiday home or investment property in one of Marbella's most convenient and desirable locations.

In compliance with Decree 218/2005 of 11 October issued by the Junta de Andalucía, clients are informed that notarial and registration fees, Property Transfer Tax (ITP) or VAT are not included in the stated price. The information provided is for guidance purposes only, is non-binding and may be subject to change.

Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: West Facing

Condition: Good Condition

Pool: Communal Pool

Climate Control: Pre Installed A/C, Fireplace

Views: Garden Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Utility Room, Ensuite Bathroom, Double Glazing, Fiber Optic

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex

Parking: Communal Parking

Utilities: Electricity

Category: Resale

Taxes & Fees

IBI: €879 per year
Rubbish: €230 per year

Contact

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