# Middle Floor Apartment in Marbella

## €690,000

Marbella, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 95 m² | Terrace: 15 m²









## Overview

Apartment with Sea Views for Sale on Marbella's Golden Mile – Nagüeles

Discover this attractive apartment for sale in Hacienda Los Nagüeles I, ideally located on Marbella's prestigious Golden Mile, one of the most sought-after residential areas on the Costa del Sol. Its excellent location combines the tranquillity of a well-maintained private development with the convenience of having the beach, supermarkets, restaurants, everyday amenities and excellent connections to Marbella town centre and Puerto Banús just minutes away. The property offers 95 m² of built area and is situated on the third floor with lift access, featuring a comfortable and practical layout with two bedrooms and two full bathrooms.

The spacious and bright living and dining area opens directly onto a pleasant terrace of more than 12 m² with sea

views, creating the perfect setting for outdoor breakfasts, relaxing in the sunshine or enjoying Marbella's exceptional Mediterranean climate throughout the year. Thanks to its desirable south and west orientation, the apartment benefits from excellent natural light and plenty of sunshine, creating bright and welcoming interiors.

The bedrooms feature fitted wardrobes, while air conditioning and individual hot and cold climate control provide year-round comfort. A generous private garage space suitable for a large vehicle and a spacious storage room are both included in the price, adding valuable convenience and storage capacity. Built in 2000 and presented in good condition, the property forms part of an exclusive residential community offering 24-hour security, beautifully maintained tropical gardens, a communal swimming pool and paddle tennis courts, providing an outstanding setting for permanent living or extended stays in Marbella.

The location is particularly convenient, with the beach less than a 10-minute walk away and Lidl and Carrefour supermarkets approximately five minutes away on foot. The area also benefits from excellent public transport connections to central Marbella and Puerto Banús. Community fees, including the garage space, are approximately €142.48 per month; annual property tax for the apartment is €672.83, with approximately €65 per year for the garage, while the rubbish collection fee is paid in two six-monthly instalments of €115.85 each. An excellent opportunity to acquire a two-bedroom apartment with a sea-view terrace, private parking, storage room, 24-hour security, swimming pool, tropical gardens and paddle courts in a privileged Golden Mile location, ideal as a permanent residence, second home or investment property in Marbella.

## Amenities

Setting: Town, Commercial Area, Beachside, Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Urbanisation

Orientation: South Facing, West Facing

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Panoramic Views, Garden Views, Pool Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Paddle Tennis, Storage Room, Disabled Access

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex

Parking: Garage

Utilities: Electricity, Drinkable Water, Telephone

Category: Investment, Luxury

## Contact

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