Middle Floor Apartment in Nueva Andalucía

€465,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 1 | Built: 120 m²









Overview

2-BEDROOM APARTMENT WITH TERRACE, GARAGE AND YEAR-ROUND SWIMMING POOL – NUEVA ANDALUCÍA, MARBELLA

CLOSE TO PUERTO BANÚS, THE BEACH AND SPORTS FACILITIES

Discover this bright 2-bedroom, 2-bathroom apartment in a peaceful, well-maintained residential development in Nueva Andalucía, just minutes from Puerto Banús.

Combining comfort, privacy and an excellent location, this property offers a communal swimming pool open all year round, landscaped gardens and a tennis and padel club practically on your doorstep.

KEY FEATURES

- 92.71 m² registered property area, including terrace and communal-area allocation
- 2 bedrooms and 2 bathrooms
- Private terrace of 9.20 m²
- Third-floor apartment
- Private garage space of 25.71 m²
- Storage room of 4.29 m²
- Air conditioning
- Communal swimming pool open all year round
- Beautifully maintained communal gardens
- Tennis and padel club next to the development
- Building constructed in 2000

PRIME LOCATION & NEARBY AMENITIES

One of this property's greatest advantages is the opportunity to enjoy a peaceful residential setting while having the beach, sports facilities and everyday amenities close at hand.

- Cortijo Blanco Beach approximately 15 minutes' walk away
- Puerto Banús approximately 2 km away
- Supermarkets, restaurants and cafés within easy walking distance
- Tennis and padel club practically next door
- Gyms and sports facilities nearby
- Quick access to the A-7 motorway
- Convenient connections to Marbella town centre and San Pedro de Alcántara
- Several renowned golf courses in Nueva Andalucía nearby

RUNNING COSTS

- Annual property tax (IBI): €550
- Community fees: €330 per quarter (€110/month)

IDEAL FOR

- Couples and small families seeking comfort and tranquillity
- Buyers looking for a holiday home near Puerto Banús
- Tennis, padel and golf enthusiasts
- Anyone who values having beaches, amenities and excellent transport connections close to home

A PROPERTY THAT COMBINES LOCATION, TRANQUILLITY AND QUALITY OF LIFE, WITH A YEAR-ROUND SWIMMING POOL, SPORTS FACILITIES ON YOUR DOORSTEP AND THE MEDITERRANEAN JUST A SHORT WALK AWAY.

Contact us for further information or to arrange a private viewing.

AGENCY FEES ARE INCLUDED IN THE SALE PRICE. BUYERS WILL NOT BE CHARGED ANY ADDITIONAL AGENCY COMMISSION.

In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that taxes, notary fees, land registry fees and other expenses associated with the purchase are not included in the advertised price. Property measurements, distances and features are approximate and should be verified against official documentation. This information is provided for guidance only and does not constitute a contractual offer.

Amenities

Setting: Town, Close To Schools, Urbanisation
Orientation: South Facing
Condition: Good Condition
Pool: Communal Pool
Climate Control: Air Conditioning, Hot A/C, Cold A/C
Views: Pool Views, Urban Views, Street Views
Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Paddle Tennis, Marble Flooring
Furniture: Fully Furnished
Kitchen: Fully Fitted Kitchen
Garden: Communal Garden
Security: Gated Complex, Entry Phone
Parking: Garage
Category: Investment, Resale

Taxes & Fees

IBI: €550 per year

Energy certificate

Consumption: E
Emissions: D

Contact

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