



**Modern renovated apartment with spacious terrace for sale with panoramic views in Nueva Andalucía, Marbella**

Marbella Area

🏠 Apartment - 🏠 Built 85 m<sup>2</sup> 🏠 Terrace 33 m<sup>2</sup> 🛏 2 🚿 2 # Ref. 206300

🏠 690.000 €

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## Modernised apartment for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Located in a gated community within walking distance of amenities, the beach and Puerto Banús.
- Spacious terrace with panoramic views.
- Open-plan living.
- Fully furnished and ready to move in.

### THE LOCATION

Situated in an attractive residential area of Nueva Andalucía, within walking distance of all daily amenities.

Supermarkets, cosy coffee bars, trendy dining options, various sports facilities, and a shopping centre are all just a few minutes' walk away.

The iconic marina of Puerto Banús, renowned for its luxury boutiques, exclusive beach clubs, and vibrant nightlife, is around a 15-minute walk.

The beach is also easily accessible on foot, making this location ideal for both permanent residence and a holiday home.

The gated community exudes authentic Andalusian charm. Residents can enjoy a beautiful communal swimming pool and a well-maintained, mature Mediterranean garden.

### THE APARTMENT

#### In figures:

Built area: 85 m<sup>2</sup>

Terrace area: 33 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Guest toilet

#### Description:

**This apartment has been recently fully renovated and radiates modern elegance.**

High-quality materials have been used, with meticulous attention to detail and top-quality finishes.

East-facing orientation.

**The absolute highlight is the panoramic view of La Concha mountain, visible directly from the living area and the large terrace.**

The generous covered private terrace of 33 m<sup>2</sup> serves as an extension of the living room, perfect for al fresco dining.

Large windows provide a seamless indoor-outdoor flow.

**The open-plan living area is bright, spacious,** and finished to the highest standard with careful attention to detail.

The modern kitchen is fully equipped with high-quality built-in appliances and a breakfast island.

2 bedrooms, 2 bathrooms (one en-suite).

Practical storage room.

The property includes a private parking space in the underground garage.

Additional features:

Air conditioning for cooling and heating.

High-quality large-format tiled flooring.

Built-in wardrobes.

Double glazing.

Motorised shutters.

LED lighting.

**Fully furnished.**



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