Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Spacious apartment for sale within walking distance of the beach and Puerto Banús, Marbella

Marbella Area

Apartment - Built 130 m² Terrace 54 m² 2 2 Ref. 214808

449.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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Well-located apartment for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Secure, gated community.
- Within walking distance of the beach and Puerto Banús.
- Spacious, sunny terrace.
- Short-term rentals permitted.
- Ready to move into.

THE LOCATION

Situated in the sought-after residential area of Nueva Andalucía, **within walking distance of the beach, including Mistral Beach, and a wide range of everyday amenities.**
The beautiful coastal promenade provides easy access to Puerto Banús on foot or by bicycle.
The exclusive marina of Puerto Banús is only a few minutes' drive away, offering an extensive selection of restaurants, boutiques and inviting terraces. San Pedro Alcántara and Marbella town centre are also easily accessible.
The residential complex features a beautifully landscaped swimming pool set within an attractive resort-style environment, surrounded by well-maintained Mediterranean gardens.

THE APARTMENT

In figures:

Built area: 130 m²
Terrace area: 54 m²
Bedrooms: 2
Bathrooms: 2

Description:

Well-maintained and beautifully presented apartment that is ready to move into or can be further customised to suit your own taste.
Finished with high-quality materials and careful attention to detail, ensuring an excellent standard of finish throughout.
The favourable **south-facing orientation** provides exceptional natural light throughout the day.
Enjoy pleasant, open views over the surrounding area and the community, with partial sea views from the terrace.
The property boasts an **exceptionally large private terrace of 54 m²**, perfect for al fresco dining and enjoying the Spanish sunshine.
Large glass sliding doors open onto the terrace, allowing an abundance of natural light into the living spaces.

A bright and spacious living area with a comfortable layout, where the lounge and dining areas blend together harmoniously.
A practical, fully equipped kitchen with ample storage space.
Adjacent utility/laundry room.
Two generously sized bedrooms, including a spacious master bedroom with its own en-suite bathroom, plus a second guest bathroom.
Finished with timeless, low-maintenance tiled flooring throughout the property.
Includes a private covered parking space within the secure grounds of the complex.

Additional features:
Air conditioning for cooling and heating.
Marble flooring.
Fitted wardrobes.

Short-term rental licence possible within the community.

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