NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²
2	2	104	30

POD■OGA W NUEVA ANDALUCÍA

A Hidden Gem in the Heart of Nueva Andalucía Welcome to Cumbres del Rodeo – this beautifully southwest orientated ground-floor apartment tucked away in a secure, gated community just steps from everything you need. This stylish 2-bedroom, 2-bathroom residence boasts a little private garden and has recently been upgraded with a new air conditioning unit, modern shower, and state-of-the-art electric shutter systems—offering contemporary comfort in a timeless setting. Step inside to a bright and inviting living space that seamlessly blends modern design with Mediterranean charm. Whether you're relaxing on the sofa or entertaining on the southwest-facing covered terrace, you'll enjoy uninterrupted panoramic views of the sea and even Gibraltar. The private garden is perfect for al fresco dining or soaking up the sun. The thoughtfully designed layout includes a spacious master suite with built-in wardrobes, an en-suite bathroom, and direct access to the terrace and garden. A second bedroom and an additional bathroom with a walk-in shower make this home ideal for families, guests, or rentals. Cumbres del Rodeo offers resort-style amenities including a large swimming pool (with summer lifeguard), beautifully maintained gardens cared for by two full-time gardeners, seasonal security, and an on-site weekday concierge—providing both comfort and peace of mind. The location is unbeatable: Supermarket: 5-minute walk Centro Plaza & Saturday Market: 15-minute walk The Beach: 15-minute walk Puerto Banús: Just 20 minutes on foot Additional perks include two large underground parking spaces and convenient elevator access. Whether you're searching for a permanent residence, a vacation home, or a rental investment, this property is a must-see. Your perfect place in the sun—just a stroll away from it all. (The living room render shows how you can modernise the interior with minor adjustments) This two-bedroom flat with two underground parking spaces in Cumbres del Rodeo is being sold fully furnished at €585,000 excluding purchase costs.

spo■eczno■■	■mieci	ibi	cena
---	---	---	585 000 €