# NUEVA ANDALUCÍA

| sypialnie | ■azienki | zbudowany m² | taras m² |
|---|---|---|---|
| 2 | 2 | 113 | 25 |

## POD■OGA W NUEVA ANDALUCÍA

Situated in the vibrant heart of Nueva Andalucía, this spacious 2-bedroom apartment offers an exceptional investment opportunity just a short walk from all amenities and the iconic Puerto Banús. Located in a secure gated community, it combines prime location with lifestyle appeal—making it an ideal choice for both personal use and high-yield rental potential. The apartment features a generous layout with the possibility to easily convert into a 3-bedroom home, offering added flexibility and value. Bright, open-plan living spaces extend onto a private terrace, creating a seamless indoor-outdoor flow perfect for relaxing or entertaining. Residents benefit from access to a range of premium communal facilities including a heated swimming pool for year-round enjoyment, a fully equipped gym, a rejuvenating sauna, and convenient lift access throughout the building. Additional features include a private underground parking space and a separate storage room, providing practicality and peace of mind. With golf courses, restaurants, shops, and Marbella's best beaches all close by, this property perfectly balances comfort, convenience, and investment potential in one of the Costa del Sol's most desirable neighbourhoods.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 395 000 € |