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NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²
2	2	90	66

POD■OGA W NUEVA ANDALUCÍA

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella Holiday rental licence. Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m² of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses. The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom. Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale. Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned restaurants, designer boutiques, and a wide range of amenities, this apartment is perfect as a holiday home, year-round residence, or investment property in one of Marbella's most sought-after areas.

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