info@eternityhomespain.com
+34 651 484 210

NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²
3	3	140	35

POD■OGA W NUEVA ANDALUCÍA

This magnificent property combines an unbeatable location with spacious interiors and a charming covered terrace — perfect for enjoying the Costa del Sol's wonderful climate all year round. Situated in one of the most sought-after areas of Nueva Andalucía, it is just an 8-minute walk from Puerto Banús, with a taxi rank right outside, the Casino only a few meters away, and two supermarkets within walking distance. The popular Centro Plaza, with its wide range of restaurants, bars, and services, is also nearby. This area enjoys high rental demand throughout the year — both from holidaymakers in the summer and golfers during the rest of the year. The property is all on one level and offers 140 m² of interior space plus an impressive 38 m² south-facing terrace with open views over the community gardens and pool, as well as another private terrace accessed directly from the master bedroom. The staggered design of the building ensures excellent natural light in all apartments within the complex, even on the ground floor. The spacious living and dining area opens directly onto the main terrace through large glass doors, creating a wonderful sense of space and brightness. The kitchen features a breakfast area and a generous utility room. There are three large bedrooms, all with high-quality finishes and fitted wardrobes. The master suite stands out for its size and dressing area, along with a stylish en-suite bathroom with a shower. One of the guest bedrooms also has an en-suite bathroom, while the third bedroom uses a separate bathroom that doubles as a guest toilet. All bathrooms are modern and well-equipped, making this home ideal for families or those who frequently host visitors. The residential complex offers a peaceful and secure environment, surrounded by beautifully maintained gardens and green areas, perfect for relaxing or spending time outdoors. Residents also enjoy access to a large communal swimming pool and sunbathing area. Thanks to its features and location, this property represents an excellent investment — whether for short or long-term rentals, or as a permanent home on the Costa del Sol.

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