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NAGÜELES

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
2	2	117	11	20

POD■OGA W NAGÜELES

We present this beautiful property located in one of the most sought-after and prestigious areas of Marbella: the iconic Golden Mile, an enclave where luxury, comfort, and quality of life blend seamlessly.Just 800 meters from the beach, you can enjoy the Mediterranean with a pleasant 10-minute walk. The property is surrounded by all essential and high-end services: supermarkets, restaurants, national and international schools, institutes, pharmacies, bus stops, and the iconic Marbella Club and Puente Romano hotels. A privileged location that allows you to walk to the city centre and enjoy everyday life with total convenience.Connectivity is excellent: 5 minutes by car from Puerto Banús, the same distance from Marbella's town centre and Old Town, and with immediate access to the motorway. Málaga Airport is only 35 minutes away.The property is located within a gated community built in 2002 that offers security, well-maintained gardens, a communal pool, and a paddle court—making this home a gem for those seeking comfort, style, and quality.This west-facing ground-floor apartment is perfect for enjoying the afternoon sun and features a charming 20 m2 porch and private garden, providing privacy and a cosy atmosphere.The total built area of 117 m2 is distributed as follows:•Spacious living-dining room filled with natural light•Modern open-plan kitchen, completely renovated in 2023•2 bedrooms and 2 full bathrooms•Private garden, ideal for relaxing or entertaining guestsAdditionally, it includes an underground parking space with direct access to the apartment via a lift, offering maximum convenience. The property is equipped with air conditioning, heating, and is adapted for people with reduced mobility.A unique opportunity thanks to its PREMIUM location on the Golden Mile. Perfect as an investment, holiday home, or permanent residence. High rental profitability due to strong demand in the area throughout the year. Ideal for those seeking to elevate their quality of life or invest in one of the most promising areas of the Costa del Sol.A property with Mediterranean charm, where modern comfort meets the exclusivity of Marbella.The abbreviated information document is available. Expenses: Taxes (ITP or VAT+AJD) + Notary and Land Registry fees.BRF

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