

## Wohnung zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 163 m<sup>2</sup> Wohnfläche | 30 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,460 IBI | € 184 Rubish tax | € 3,024 Community fees



### Beschreibung der Immobilie

Beautiful and spacious 3-bedroom ground floor apartment located in Nueva Andalucía, Marbella. Set within a well-maintained and highly desirable community, the property is within walking distance of local amenities and the renowned Real Club de Pádel. The apartment comprises a spacious and bright living room, an upgraded fully fitted kitchen, and three large double bedrooms. The master bedroom features an en-suite bathroom, while the two additional bedrooms share a well-appointed family bathroom. South-facing, the property enjoys sunshine throughout the day, with a generous terrace and private garden that offers direct access to the communal areas. The development boasts two swimming pools, perfect for enjoying Marbella's exceptional climate year-round.

The apartment also includes an underground parking space, storage room and represents an excellent opportunity in one of Marbella's most sought-after areas. Just a 20-minute walk to Puerto Banús and its beautiful beaches, t