



Bedrooms: 2 | Bathrooms: 2 | Plot: 0m<sup>2</sup> | Built: 95m<sup>2</sup> | Ref.: R5212300

440,000€

## Middle Floor Apartment for sale in Nueva Andalucía

Charming two-bedroom apartment located in a sought-after residential complex just minutes from Puerto Banús, one of the most exclusive areas of Marbella. The property offers a functional layout with two bedrooms, two full bathrooms, a separate kitchen, and a spacious living-dining room with direct access to a generous west-facing terrace, perfect for enjoying the afternoon sun and unobstructed views. The residential environment stands out for its large garden areas, family atmosphere, and excellent facilities: paddle tennis court, playground, and 24-hour security service. Its location is ideal for those seeking tranquility without sacrificing proximity to the beach, restaurants, and leisure areas of Banús. The apartment comes with a parking space and storage room in the underground garage, providing convenience and functionalit...

- **Pool:**
  - Communal
- **Garden:**
  - Communal
- **Parking:**
  - Underground
  - Garage
- **Orientation:**
  - West
- **Condition:**
  - Excellent