

## Ground Floor Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 86 m<sup>2</sup> Interior | 70 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 638 IBI | € 185 Rubish tax | € 1,440 Community fees



### Property Description

Discover this charming groundfloor apartment located in the gated complex , just a 10 minute walk from the world-renowned Puerto Banús. Offering 24-hour security, the property is perfectly situated for those seeking tranquility while being close to the vibrant marina, luxurious yachts, and exciting activities.

#### Property Features:

- **Spacious Living Space:** The apartment features a bright living and dining area that seamlessly connects to a covered terrace enclosed with high-quality windows. This clever design enlarges the living space, creating a cozy and versatile extension of the main salon.
- **Private Garden:** Enjoy your own private garden adorned with mature lemon and orange trees, a true Mediterranean delight. A thoughtfully designed lounge area within the garden invites you to relax and savor outdoor living.
- **Accommodation:** The property boasts 2 bedrooms and 2 bathrooms, offering comfort and privacy.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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- Modern Kitchen: The fully fitted kitchen includes a convenient laundry room, providing practicality for everyday living.
- Parking: A designated parking space in the communal garage ensures convenience and security.

#### Community Amenities:

The complex is surrounded by lush subtropical gardens, creating a serene atmosphere. Residents enjoy access to a large swimming pool and paddle courts, perfect for relaxation and recreation.

With its prime location, well-appointed features, and private garden oasis, this apartment is an excellent choice for a rental investment or as a delightful home near the heart of Puerto Banús.



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