

**Middle Floor Apartment for sale in Marbella, Marbella****370,000 €**Reference: R5292985 Bedrooms: 2 Bathrooms: 2 Plot Size: 1m² Build Size: 108m² Terrace: 48m²



Costa del Sol, Marbella

MARBELLA / NEAR PUERTO BANUS WITH HOLIDAY RENTAL LICENSE... PRICE IS NOT NEGOTIABLE Discover your new home in Nueva Andalucía! This magnificent apartment for sale is located less than 5 minutes by car from Puerto Banús and within walking distance of shops and the famous Marbella Real gym and paddle tennis club. Enjoy a large 48m² terrace with views of the tropical gardens and a large swimming pool, accessible from the living room. The American-style kitchen is fully equipped and perfect for sharing your best culinary moments with your family and guests. Other features that make this home stand out are the marble floors throughout the property that add a touch of elegance, while the hot/cold air conditioning guarantees your comfort throughout the year. The residential complex offers spacious common areas, including a playground, basketball/football court, 2 large swimming pools and a children's pool, as well as landscaped gardens and paddle tennis courts. The price includes parking for up to 2 cars, which is a great advantage. With 157 m² built and 108 m² usable area, this second-hand property in good condition was built in 2003 and has built-in wardrobes and a storage room. Located on the 2nd floor, facing north, it has an elevator for your convenience. The heating is electric with a hot/cold pump. Don't miss the opportunity to live in this wonderful environment with all the comforts you need. Contact us now for more information!



Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Utility Room		
Views	Setting	Condition
Garden	Close To Port	Good
Pool	Urbanisation	
	Close To Sea	
	Close To Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	More Than One
	Entry Phone	
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Bargain	
Telephone	Resale	