



## Top Floor Apartment for sale in Nueva Andalucía, Marbella

**680,000 €**Reference: R5285914   Bedrooms: 3   Bathrooms: 2   Build Size: 116m<sup>2</sup>   Terrace: 17m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Large top floor 3 bedroom, 2 bathroom apartment right in the centre of Nueva Andalucía, directly opposite Centro Plaza. You can walk to everything, cafés, restaurants, supermarkets, golf, and Puerto Banús, yet the community remains calm and residential.

Elevated, bright and private, the apartment enjoys open panoramic views towards La Concha, with clear sea views and sunset views from the front of the property and two of the bedrooms. Recently furnished throughout, it is completely ready to move into or rent out immediately.

The property includes a rare double garage with space for two cars. It also benefits from a short term rental licence obtained prior to 4 April, with documented rental history and proven income.

A highly practical, central and fully compliant property that works equally well as a lifestyle home or a strong performing rental investment.



## Features:

**Features**  
Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
WiFi  
Domotics  
Access for people with reduced mobility

**Orientation**  
North East

**Climate Control**  
Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

**Views**  
Sea  
Mountain  
Panoramic  
Pool  
Port  
Urban  
Street  
Golf  
Forest

**Setting**  
Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

**Condition**  
Excellent

**Pool**  
Communal  
Children`s Pool

**Furniture**  
Fully Furnished

**Kitchen**  
Fully Fitted

**Security**  
Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

**Parking**  
Underground  
Garage  
Private  
More Than One  
Communal  
Covered  
Open  
Street

**Utilities**  
Electricity  
Drinkable Water  
Telephone

**Category**  
Holiday Homes  
Investment  
Resale  
Bargain  
Contemporary