

## 2 bedroom Apartment for sale in Nueva Andalucia, Málaga

359,000€



Topfloor apartment 10 minute walk to beach of Puerto Banus and a 5 minute walk to supermarket and restaurants. Due to the ideal location, close and quiet, this is an ideal Home-Under-The-Sun. Holidays, winter-time, rentals or investment. Situated in a small development of only 20 properties, sharing pool and garden.

Originally built in 1972 and renovated over the last years, makes this a ready-to-live-in house. From the frontdoor the entrance brings you to the open plan kitchen, equipped with 5-star gas hob and extractor, oven microwave and dishwasher. The lounge-dining is open plan and has access to the front terrace. From this terrace there are views to pool and garden. Most important: SUN, it is a South-West facing apartment and there is sun from mid-day until sunset.

Near the main entrance is a back terrace for private use, that is very cozy and cool in summertime.




On the main level is the master bedroom with en-suite shower room. On the first floor is a loft style, but closed, bedroom with integrated shower and toilet.

The apartment has airconditioning hot-cold, is in great condition and ready to go for living or rentals.

The furniture can be partially included.

Parking on the street. Some steps to take.

Comunity fees 255 per month, IBI 495 per year, Rubbish 192 per year.

- |   |   |   |
|---|---|---|
|  2 bedrooms |  2 bathrooms |  81m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> immaculate condition  | <input checked="" type="checkbox"/> renovated   |
| <input checked="" type="checkbox"/> close to the sea  | <input checked="" type="checkbox"/> close to shops  | <input checked="" type="checkbox"/> close to golf   |
| <input checked="" type="checkbox"/> air conditioning  | <input checked="" type="checkbox"/> community garden  | <input checked="" type="checkbox"/> garden  |
| <input checked="" type="checkbox"/> terrace   | <input checked="" type="checkbox"/> parking   | <input checked="" type="checkbox"/> communal pool   |
| <input checked="" type="checkbox"/> electronic entry system                                   | <input checked="" type="checkbox"/> gated complex   | <input checked="" type="checkbox"/> marble floors   |
| <input checked="" type="checkbox"/> fitted wardrobes  | <input checked="" type="checkbox"/> double glazing  | <input checked="" type="checkbox"/> partly furnished  |
| <input checked="" type="checkbox"/> garden & pool views                                       | <input checked="" type="checkbox"/> traditional village   | <input checked="" type="checkbox"/> internet possible   |