



## 2 sovrum Lägenhet till salu i Nueva Andalucia, Málaga

499.000€

Elegant Renovated Apartment just a stroll away from the beach and Puerto Banús


Nestled just a few meters from the heart of Puerto Banús, this beautifully renovated apartment presents a rare opportunity to enjoy Mediterranean living at its finest. Set in a well-established residential community, this bright and inviting third-floor home offers the perfect blend of comfort, style, and location — ideal as a full-time residence, a holiday retreat, or a smart investment with high rental appeal.

With 107 m<sup>2</sup> of built space, the property has been thoughtfully redesigned to meet modern tastes and needs. It features a spacious living area, two bedrooms with built-in wardrobes, two contemporary bathrooms, a fully equipped kitchen, and both a terrace and a balcony — perfect for enjoying the Marbella sunshine and the gentle sea breeze.


Renovated throughout, the apartment boasts updated kitchen and bathroom finishes, as well as refreshed interior and exterior carpentry. Its east-facing orientation ensures beautiful morning light and a pleasant atmosphere all day long. Comfort is further enhanced with individual heating via air conditioning and a heat pump, and the building includes a lift and access adapted for people with reduced mobility.

The residence forms part of a charming community that offers lush landscaped gardens, a swimming pool, and an outdoor parking area for residents. Built in 1982 and maintained in excellent condition, the apartment is located in a consolidated area with strong demand, surrounded by all essential services, shops, restaurants, and leisure facilities — all within easy walking distance.

This is more than just a property — it's a chance to embrace the laid-back, luxurious lifestyle of the Costa del Sol in

 2 sovrum

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 107m<sup>2</sup> Bygg storlek