

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

680.000€



Spacious 3-Bedroom Ground Floor Apartment – Walking Distance to Puerto Banús Prime Location in Nueva Andalucía | Ideal as Investment, Permanent Residence or Holiday Home Discover this bright and spacious 3-bedroom apartment located in one of the most sought-after areas on the Costa del Sol: Nueva Andalucía, just a short walk from Puerto Banús, Marbella Casino, high-end boutiques, fine dining, and stunning beaches. With a south-facing orientation and situated on the ground floor, this property offers comfort, space, and excellent value appreciation potential. The apartment boasts a large living-dining room with a fireplace and direct access to a private 30 m<sup>2</sup> terrace, partially covered – perfect for al fresco dining and year-round relaxation. The independent kitchen comes fully equipped, featuring a cosy breakfast nook and a separate laundry and storage area. The layout includes a master bedroom with en-suite bathroom, plus two additional bedrooms, each with their own private bathroom – ideal for families or hosting guests with total privacy. Located within a gated and well-maintained community with lush gardens and a communal swimming pool, this home is ready to move into, while also offering an exciting opportunity for modernization or customization. Key Features: Prime location in Nueva Andalucía Walking distance to Puerto Banús and all amenities 3 bedrooms | 3 bathrooms Private 30 m<sup>2</sup> terrace Fireplace & fully equipped kitchen Gated community with gardens and pool Excellent potential as a real estate investment or full-time residence Don't miss the chance to own a versatile property in one of Marbella's most exclusive locations. Contact us today for more information or to schedule a viewing.

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