



**Property type :** Apartment  
**Location :** Nueva Andalucía  
**Bedrooms :** 2  
**Bathrooms :** 1

**Swimming pool :** Communal  
**Garden :** Communal  
**Orientation :** West  
**Parking :** 1 underground parking

**House area :** 116 m<sup>2</sup>

- ✓ Close to sea
- ✓ Terrace
- ✓ Storage room
- ✓ Not furnished
- ✓ Lift
- ✓ Pre-air conditioning

#### Nueva Andalucía: Refresh Your Dream Apartment

This 2-bedroom apartment in Nueva Andalucía, Marbella, offers a fantastic opportunity to create your ideal living space. Located in a secure gated community, it boasts a peaceful atmosphere thanks to its clever orientation away from the freeway noise. Plus, you're just a 10-minute walk from the heart of Puerto Banús with its shops, restaurants, and nightlife.

Renovate to Your Taste: While functional, the entire apartment, particularly the kitchen, could benefit from a refresh. This presents a perfect chance to personalize the space to your liking. Consider modernizing the kitchen with new appliances and cabinets, or updating the finishes throughout the apartment for a more contemporary feel.

Investors seeking a property with good rental potential after updates. This quiet apartment offers a great location and the chance to create your dream space. Don't miss out on this opportunity!





