



**Property type :** Apartment

**Location :** Nueva Andalucía

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :**

95 m<sup>2</sup>

✓ Close to sea

✓ Terrace

✓ Fitted wardrobes

✓ White goods

✓ Storage room

✓ Airconditioning

Are you looking for a dream home that is also a fantastic investment? Then you've come to the right place! This spacious apartment is perfectly located within walking distance to the beautiful beach, renowned Puerto Banus, and Real Club Padel. Everything you need is within reach, allowing you to enjoy your days to the fullest.

The property features two large bedrooms, one of which is en suite, and two spacious bathrooms. The storage options are generous, making it easy to stay organized. The kitchen is equipped with ample storage and is flooded with natural light, creating an inviting atmosphere. Adjacent to the living room is a large balcony with plenty of space for socializing, along with lovely views of the community pool and green courtyard.

To add to the advantages, the apartment has excellent rental potential, making it a great investment. The current owners have enjoyed very good rental income over the years, which can be easily taken over by the next owner. Last but not least, the well-maintained community features a shared pool that invites relaxation on sunny days, and the low fees make it even more attractive. This property is truly an excellent choice for anyone looking to combine comfort with an unbeatable lifestyle.



