



**Property type :** Apartment

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Parking :** 1 underground parking

**House area :** 111 m<sup>2</sup>

- ✓ Close to sea
- ✓ Storage room
- ✓ White goods

- ✓ Fitted wardrobes
- ✓ Lift
- ✓ Pre-air conditioning

- ✓ Golf property
- ✓ Terrace
- ✓ Airconditioning

Stunning apartment where luxury meets convenience in the heart of Nueva Andalucía. This exquisite three-bedroom apartment is a modern gem nestled in a secure community, offering an unparalleled living experience just a short walk away from Puerto Banús. As you step into this tastefully furnished apartment, you're greeted by a spacious open-plan living area. The lounge boasts a large L-shaped sofa, perfect for relaxing or entertaining guests. Adjacent is the dining area with seating for up to 6 people, leading seamlessly to a terrace where alfresco dining and lounging await. The fully equipped kitchen is functional and has breakfast seating for added convenience and a small terrace for fresh air while cooking. The bedrooms are equally impressive. The master bedroom has a with a king-size bed, fitted wardrobes, and an en-suite shower room. It also offers direct access to the main terrace. The two guest bedrooms are equally inviting, each furnished with a king-size bed and fitted wardrobes. They share access to a well-appointed guest shower room, ensuring comfort and convenience for family or visitors. Beyond the apartment's comforts, residents enjoy access to a communal pool and a designated car parking space in the underground parking area, and a private storage room. The location is ideal, with all general amenities within a few minute's walk, and just a 20-minute walk to the stunning local beach, and bustling port of Puerto Banús, known for its designer shops, vibrant bars, and gourmet restaurants. Golf enthusiasts will appreciate the proximity to three world-class golf courses, with the nearest being just a 5-minute drive away. Whether you're seeking a permanent residence or a holiday retreat, this apartment offers not just a home but a lifestyle of luxury, convenience, and leisure. A full rental licence is in place and would make an ideal income generator. Contact us today to schedule a viewing and experience this exceptional property firsthand.



