



**Property type :** Apartment

**Location :** Marbella

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** West

**Views :** garden

**Parking :** 1 underground parking

**House area :** 105 m<sup>2</sup>

- ✓ close to shops
- ✓ Close to sea
- ✓ Tennis court
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to beach
- ✓ WiFi
- ✓ Fitted wardrobes
- ✓ Lift
- ✓ White goods

- ✓ Close to golf
- ✓ Handicap access
- ✓ Storage room
- ✓ Utility room
- ✓ Furnished



Stunning West-Facing 2-Bedroom Apartment in Terrazas Del Rodeo, Nueva Andalucía – Large Terrace, Garage for 3 Cars, and Resort-Style Amenities!

Views available from October 15th. Discover this exceptional first-floor apartment in the sought-after Terrazas Del Rodeo urbanization, Nueva Andalucía – a peaceful yet convenient haven just a 15-minute walk from Puerto Banús and the beach (recommend exiting via the south gate for a scenic stroll). West-facing for beautiful afternoon light and sunsets, this property features 2 bedrooms and 2 bathrooms, with a spacious layout including an entrance hall, bright living-dining room with terrace access, fully equipped kitchen also opening to the terrace, a large master bedroom with en-suite bathroom, a secondary bedroom, and an additional bathroom. The highlight is the generous 40 m<sup>2</sup> covered terrace offering stunning views – perfect for outdoor living.

The price includes a massive 70 m<sup>2</sup> private garage (fitting 2 large or 3 small cars) and a 9 m<sup>2</sup> storage room, adding incredible value.

Key Features:

**Modern Interiors:** Marble floors throughout, hot/cold air conditioning, and built-in wardrobes for elegant, comfortable living.

**Fully Equipped Kitchen:** Complete with all appliances, seamlessly connected to the terrace for easy entertaining.

**Outdoor Bliss:** Expansive 40 m<sup>2</sup> covered terrace with panoramic views, ideal for relaxation or al fresco dining.

**Community Amenities:** Gated complex with 24-hour security, 2 beautiful swimming pools (one family-friendly), well-maintained tropical gardens, padel courts, basketball, and a children's playground.

**Prime Location:** Tranquil setting close to shops, minutes from the beach, Puerto Banús, and Centro Plaza – family-oriented and convenient for all lifestyles.

This family-friendly gem is perfect as a permanent home, holiday retreat, or investment in one of Marbella's premier areas. Schedule your viewing starting October 15th – contact us today!

