



## GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4866922 €339,900

BEDS

1

BATHS

1

BUILT

53 m<sup>2</sup>

TERRACE

10 m<sup>2</sup>

This delightful one-bedroom, one-bathroom apartment sq mt can be doubled if you build out the basement. Next to Dame de Noche and minutes walk to Puerto Banus. Located in the highly sought-after area of Atalaya Rio Verde, just a short stroll from Puerto Banús, local shops, and lively bars. With a desirable southwest-facing orientation, the property enjoys abundant natural light throughout the day.

Upon entering, you are welcomed into a spacious 53m<sup>2</sup> open-plan living and dining area, perfect for relaxation and entertaining. The open-plan kitchen adds a touch, making the heart of the home both functional and stylish.

Set within a secure, gated community, the house offers access to beautifully landscaped gardens and a stunning communal swimming pool. Water features and fountains scattered throughout the development create a serene and peaceful environment.

# BROMLEY ESTATES

*Marbella*

For those looking to expand, there is potential to add an additional 50m<sup>2</sup> to the ground floor, as others in the community have done, allowing for even greater living space and enhancing the investment potential of this property.

A private, tranquil balcony offers views of the lush surroundings, while ample community parking ensures convenience. This townhouse presents an ideal opportunity for both personal use and as a lucrative rental investment, given its proximity to Puerto Banús and the local amenities.

