

# BROMLEY ESTATES

*Marbella.*



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5310724 €472,500

BEDS

3

BATHS

2

BUILT

120 m<sup>2</sup>

Beautiful property located just a short walk from the beach and Puerto Banús, set within a very private and gated residential complex with swimming pool and extensive green areas.

The property offers 120 m<sup>2</sup> built area (118 m<sup>2</sup> usable) and is distributed into a spacious and bright living-dining room with fireplace, a fully equipped independent kitchen with utility room, three generously sized bedrooms with fitted wardrobes, and two full bathrooms, one of them en suite featuring a walk-in shower, bidet, toilet and double washbasin. The apartment also benefits from a pleasant glazed terrace and a balcony.

This is a fully exterior south-facing apartment, ensuring excellent natural light throughout the day. Its features include marble and parquet flooring, air conditioning, ceiling fans, tilt-and-turn double-glazed windows and a reinforced security entrance door.

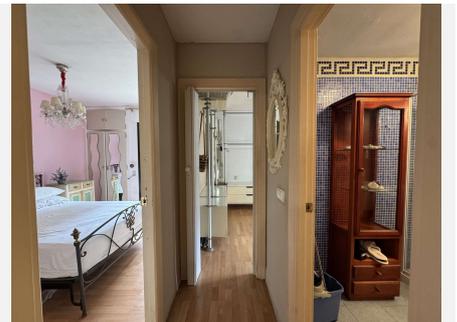
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Located on the first exterior floor with lift and in good condition, the property includes a private parking space in the price as well as access to a large private parking area within the complex.

An excellent opportunity both as a permanent residence or as an investment in one of the most sought-after areas of the Costa del Sol.



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