

**reference:** R4070974

**property type:** apartment Planta Baja

**sale/rent:** for sale

**price:** 369.000 €

**condition:**



**address:**

**Nº: floor:** 0

**town:** Nueva Andalucía

**province:** Málaga

**postal code:** 0

**zone:** Nueva Andalucía

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

**sqm built:** 130  
**living area:** 0  
**plot sq.meters:** 0  
**sqm terrace:** 65  
**bedrooms:** 3  
**bathrooms:** 2  
**toilets:** 0  
**cupboards:** 0

**elevator:** no  
**swimming pool:** no  
**garages:** 0  
**terraces:** 1  
**storage room:** no  
**garden:** no  
**courtyard:** no  
**furnished:** no

**floor:**  
**air conditioner:**  
**hot water:**  
**fuel:**  
**orientation:**  
**antiquity:**  
**outward/inward:**  
**community fees/month:**

**description:**

This modern apartment is located in a large gated development with 24h security and just a 10 minute walk from Puerto Banus and the beach. The property has 3 bedrooms, 2 bathrooms, a salon \_ dining area with access to a spacious terrace, and a fully equipped kitchen. There is direct access from the private terrace to the communal gardens, swimming pools and restaurant. There are marble floors and air conditioning throughout the apartment. Included in the sale price is 1 underground car parking space. The community has tropical gardens and two large swimming pools with clear mountain views. Lifeguards are on duty between May and October. The communal areas also include 6 paddle tennis courts, a playground for children, and a popular restaurant. The development is next to a 9 hole golf course. This bright apartment is in a wonderful convenient location close to Puerto Banus. The development and this apartment has an excellent rental history. Ideal for own use and short term rental investment.