



Apartamento Planta Media en venta en Nueva Andalucía, Marbella West

399.000 €

Referencia: R5250781 Dormitorios: 2 Baños: 2 Construido: 75m² Terraza: 18m²





Costa del Sol, Nueva Andalucía

Renovated Apartment with Tourist Licence Steps from Puerto Banús in Nueva Andalucía, Marbella Discover this stunning, recently updated apartment on the first floor of one of Nueva Andalucía's most highly rated urbanisations – a serene gated community in Marbella's prestigious 'Golf Valley' on the Costa del Sol, renowned for its 24-hour security, lush green spaces, communal pools, and paddle tennis courts, offering resort-style living amid world-class golf courses like Los Naranjos and Aloha. This prime location places you a short stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht-filled harbour, and upscale dining – pristine beaches like Playa de Mistral and Rodeo, international schools, supermarkets, and the A-7 for easy access to Málaga Airport. In a market where Nueva Andalucía properties have seen 10-15% annual growth in 2025, and tourist rentals yield 6-11% returns, this apartment with a valid tourist licence (transferable to the new owner under Andalusia's 2025 regulations linking licences to the property) is perfect for year-round living or lucrative short-term lets. Spanning a practical layout, this bright and like-new residence features two spacious bedrooms with fitted wardrobes, two full bathrooms (both with external windows for excellent ventilation and natural light), a living room integrating seamlessly with a pleasant southwest-facing terrace for year-round tranquillity and privacy, and an independent kitchen equipped with high-end appliances – with the option to open it to the living area for a modern American-style design. Included are a garage space and storage room, enhancing everyday convenience. The urbanisation boasts expansive green areas, a communal pool, paddle courts, and meticulous upkeep, ensuring a secure and cared-for environment. With its strategic position and tourist licence allowing immediate rentals, this apartment is a unique opportunity for sophisticated living or high-profitability investment in one of Marbella's best areas – contact us today to arrange a viewing!



Características:

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Terraza

Elevar

Transporte cercano

Terraza

Trastero

Baño privado

Piso de mármol

Doble acristalamiento

Armarios ajustados

Wifi

Tenis de remo

Pista de tenis

Cerca de la iglesia

Fibra óptica

Acceso para personas con movilidad reducida

Posición

Área comercial

Cerca del golf

Cerca del puerto

Urbanización

Cerca del mar

Cerca de las tiendas

Cerca de las escuelas

Ciudad

Cerca de Marina

Muebles

Opcional

Seguridad

Complejo cerrado

Orientación

Sur

Estado

Excelente

Reformado Recientemente

Cocina

Cocina Equipada

Aparcamiento

Párking Subterráneo

Cochera

Párking Privado

Párking Cubierto

Vistas

Jardín

Piscina

Patio

Piscina

Comunal

Piscina para niños

Jardin

Comunal