

## 4 Bed Apartment For Sale

# €750,000

**Nueva Andalucía, Costa del Sol**

**Ref: R4143361**

EXCELLENT APARTMENT WALKING DISTANCE TO PUERTO BANUS - EXCLUSIVE LISTING. This property has 201 m2 and consists of 3 united apartments. The first apartment has a bedroom, bathroom, kitchen and living/dining room and has a total of approximately 60 m2. The second unit consists of a living room and two en-suite bedrooms with space for the construction of a kitchenette. The third apartment consists of a spacious living room and open plan kitchen, a double bedroom en suite and an additional bathroom. On this floor there is space for the construction of one more bedroom. Currently this apartment consists (in total) of 3 living rooms, 2 kitchens, 4 bedrooms and 5 bathrooms. In the part that gives access to the kitchen of the first apartment there is a longitudinal garden to the 3 apartments faci...

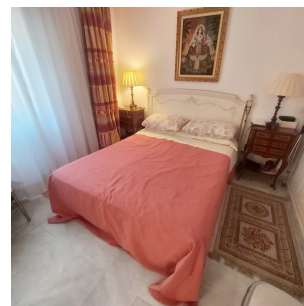
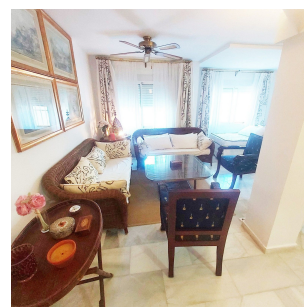
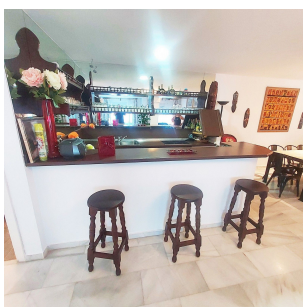
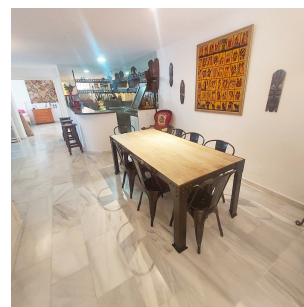
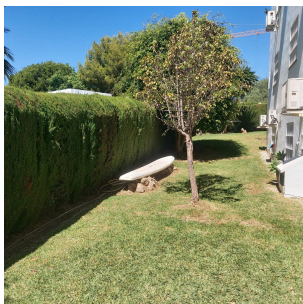
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La Reserva Del Alczucz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



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# Property Description

**Location:** Nueva Andalucía, Costa del Sol, Spain

EXCELLENT APARTMENT WALKING DISTANCE TO PUERTO BANUS - EXCLUSIVE LISTING.

This property has 201 m<sup>2</sup> and consists of 3 united apartments.

The first apartment has a bedroom, bathroom, kitchen and living/dining room and has a total of approximately 60 m<sup>2</sup>.

The second unit consists of a living room and two en-suite bedrooms with space for the construction of a kitchenette.

The third apartment consists of a spacious living room and open plan kitchen, a double bedroom en suite and an additional bathroom. On this floor there is space for the construction of one more bedroom.

Currently this apartment consists (in total) of 3 living rooms, 2 kitchens, 4 bedrooms and 5 bathrooms.

In the part that gives access to the kitchen of the first apartment there is a longitudinal garden to the 3 apartments facing west.

This apartment can be divided into 3 separate apartments as each unit has its own entrance from the outside.

With a modest investment you can have 3 individual apartments, which would be an excellent option for short or long term rentals.

This unit was built by the builder of the project for his family and is in excellent condition and habitability.

The community offers gardens, swimming pool and open outdoor parking.

Excellent location being about 10 minutes walk from Puerto Banús and the beach as well as very close to everything: casino, bars, restaurants, shops, pharmacy, transport and much more...

Ideal for a large family or as an investment for rent, since the community allows renting without restrictions.

Ground Floor Apartment, Nueva Andalucía, Costa del Sol.

4 Bedrooms, 5 Bathrooms, Built 201 m<sup>2</sup>.

Setting : Town, Close To Shops, Close To Sea, Close To Schools, Close To Marina, Urbanisation.

Orientation : East, West.

Condition : Good.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden, Pool.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal, Landscaped.

Security : Gated Complex.

Parking : Open, Private.

Category : Golf, Holiday Homes, Investment, Luxury.

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# Additional Info

For Sale	Beds: 4	Baths: 5
Type: Apartment	Area: 212 sq m	Garden
Pool	Setting: Town	Close To Shops
Close To Sea	Close To Schools	Close To Marina
Urbanisation	Orientation: East	West
Condition: Good	Pool: Communal	Climate Control: Air Conditioning
Hot A/C	Cold A/C	Views: Garden
Pool	Covered Terrace	Fitted Wardrobes
Near Transport	Private Terrace	Satellite TV
Ensuite Bathroom	Marble Flooring	Double Glazing
Fiber Optic	Furniture: Part Furnished	Kitchen: Fully Fitted
Garden: Communal	Landscaped	Security: Gated Complex
Parking: Open	Private	Category: Golf
Holiday Homes	Investment	Luxury

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