

## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**330,000 €**

Reference: R4771180    Bedrooms: 2    Bathrooms: 2    Build Size: 95m<sup>2</sup>    Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

We are pleased to bring you this brand new two bedroom apartment situated in a privileged location in the development in La Campana. Only 13 minutes from the centre of Marbella and 11 minutes from Puerto Banus. An ideal place to enjoy the beach and the beauty of the surroundings in a quiet and pleasant area.

Being brand new, it is a well maintained and secure complex which is close to many shops and restaurants. It has access to a large outdoor roof top swimming pool, gym and children's play park. The area is great for pedestrians and you can take a stroll along the river walk to reach the beach if you do not have a car. The main bus route is also easily accessible to Marbella and Puerto Banus. This apartment is perfect for couples, friends or a small family.

### MAIN FEATURES

ROOF TOP SWIMMING POOL WITH SUN LOUNGERS

INDOOR GYM

HIGH SPEED WIFI

WALKING DISTANCE TO ALL AMENITIES

10 MINUTES TO THE BEACH

PLAY PARK

BRAND NEW DEVELOPMENT

The apartment is situated on the 4th floor which is accessed via an elevator. Upon entering the apartment you find the open plan lounge/kitchen area which is fully fitted with all new appliances. The lounge area has modern contemporary new furniture with a comfortable sofa, dining table for 6 people and a smart TV.

The Sofa can also be turned into a bed which provides sleeping for an additional 2 people if required. Please ask for further information should this be required.

From the lounge you can access the terrace which has lovely unobstructed views, perfect for relaxing and eating outside.

Bedroom one is a double bedroom with side tables and fitted wardrobes.

Bedroom two has 2 single beds (which can be made a double or separated), bedside tables and fitted wardrobes.

There are 2 shower rooms one for the main bedroom and an identical guest shower room. Both have a standing shower cubicle, toilet and sink.

You have everything you need in the apartment itself, making this a wonderful stay for everyone.

### WITHIN THE APARTMENT

Air Conditioning – Smart TV – Coffee Machine – Kettle – Toaster – microwave – Dishwasher – Washing Machine – Electric Oven – Electric Hob – Fridge/Freezer – Dining Table & Chairs – Hair Dryer – Iron – Ironing Board – Hand Soap (in all bathrooms) – Towels – Bedding

### PARKING

One underground parking space in the garage within the urbanisation.

#### DISTANCE FROM AIRPORT

Approximately 45 minutes from Malaga Airport.

#### Costs

IBI €642.55.

Community €89

## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Gym  
Access for people with reduced mobility

### Setting

Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Cheap  
Distressed

### Climate Control

Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### Views

Mountain  
Panoramic

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water