

Middle Floor Apartment for sale in Nueva Andalucía,  
Marbella

539,000 €

Reference: R4791616 Bedrooms: 2 Bathrooms: 2 Build Size: 110m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

NUEVA ANDALUCIA, MARBELLA, First occupation license & Tourist apartment license granted, Two parking spaces, spacious terrace, panoramic views, near Puerto Banus

Welcome to CUMBRES 73 a beautiful 2-Bedroom 2-Bathroom Spacious Apartment with Open Views near the luxurious Marina of Puerto Banus, the beach, and the Real Club de Padel

Discover your dream home with this exquisite 2-bedroom, 2-bathroom apartment, perfectly situated within walking distance (15 to 20min) to the vibrant Puerto Banus, The Real Club de Padel (8min) and even the Mediterranean Sea ( 20 min walk). Boasting open views of the sea and mountains, this residence offers luxury and convenience.

The spacious living room opens up to a large terrace, perfect for enjoying the serene surroundings. The kitchen is fully equipped and designed for culinary enthusiasts. The master bedroom features an ensuite bathroom and enjoys a west-facing orientation, ensuring plenty of afternoon sun.

Located in a well-established community, residents have access to a large swimming pool and landscaped gardens for the exclusive use of its residents. Additional amenities include TWO underground parking spaces (a unique feature as very few properties boast 2 parking spaces) built-in wardrobes, and hot and cold air conditioning. Built in 2004 and in excellent condition, this elevated first-floor exterior apartment with an elevator perfectly blends modern living and convenience.

With keys available for easy viewings, don't miss the chance to make this stunning apartment your new home

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Sea  
Mountain  
Panoramic  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Orientation

West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Communal  
More Than One

### Energy Rating

E