

NUEVA ANDALUCÍA

460 000 €

■■■■■■■■ R5520001

■■■■■■■■■■■■ ■ Nueva Andalucía

2	2	121 m²	19 m²
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Spacious Two-Bedroom Apartment with Sunny South-West-Facing Terrace in Los Naranjos de Marbella Located within the highly sought-after development of Los Naranjos de Marbella, this spacious two-bedroom, two-bathroom middle-floor apartment offers an excellent opportunity to own a home in one of Marbella's most convenient and desirable areas, within easy walking distance of Puerto Banús and the beach. Built in 2003, the property has a total constructed area of 121 m², including a generous 19 m² south-west-facing terrace, perfectly positioned to enjoy the afternoon sunshine and beautiful evening light. This desirable orientation makes the terrace an ideal setting for al fresco dining, relaxing in the sun or enjoying the pleasant Mediterranean climate throughout much of the year. The apartment features a bright and spacious living room with a charming wood-burning fireplace and large patio doors opening directly onto the sunny terrace, allowing natural light to flood the living space and creating a seamless connection between indoor and outdoor living. The fully fitted kitchen benefits from a separate utility room, while both bedrooms are generously proportioned and feature fitted wardrobes. The principal bedroom enjoys the added luxury of a private en-suite bathroom and its own patio doors providing direct access to the south-west-facing terrace, allowing you to step outside and enjoy the afternoon sunshine directly from your bedroom. A second bathroom serves the remainder of the property. Additional features include elegant marble flooring and air conditioning throughout. Los Naranjos de Marbella is renowned for its beautifully maintained communal gardens and several swimming pools, creating a peaceful and attractive setting. A particularly convenient feature of this apartment is the staircase leading down directly to the communal swimming pool, providing quick and ■easy ■access ■to ■the pool ■area. ■The ■development ■also ■benefits from ■its ■own commercial ■centre, ■with a ■supermarket, ■restaurants ■and ■a range of ■everyday ■amenities ■conveniently ■located ■on ■site.

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