

# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

355,000 €

Reference: R4919782 Bedrooms: 2 Bathrooms: 2 Build Size: 85m<sup>2</sup> Terrace: 15m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

### NUEVA ANDALUCIA, LA CAMPANA

This modern contemporary 2 bedroom, 2 bathroom apartment is located on the 2nd floor of this recently built development (2020). The apartment is in excellent condition.

As you enter the property, you have a light, bright and spacious open plan Kitchen & Living area. The kitchen is good size, with all modern fixtures and fittings, and is sold with all modern appliances included. There is a separate utility room housing the washing machine and boiler, and convenient storage area for household products.

The Living / Dining room is contemporary designed, and furnished by Maison Dumont, and offers lots of natural light throughout. Double glazed terrace doors lead out on to a sunny South East facing terrace, with lateral views of the San Pedro countryside.

As you move through the property, you have a contemporary bathroom, with bath & shower, with double glazed window. Opposite you have the first double bedroom, with twin beds, fully fitted wardrobes, with direct terrace access.

The 2nd double bedroom, has a separate dressing area with fitted wardrobes and spacious ensuite bathroom with walk in shower.

THE PROPERTY HAS AN UNDERGROUND PARKING SPACE, STORE ROOM AND DIRECT LIFT ACCESS FROM THE GARAGE TO THE APARTMENT.

The development has an array of onsite facilities for residents to enjoy, such as ROOF TOP POOL, and chill out area with spectacular open sea, and panoramic views! Also a serviced gymnasium onsite, fully equipped just for resident use. A resident social club that can be hired for personal events or meetings is also at your disposal.

This development is set within a fantastic area bordering San Pedro (which can be accessed on the dedicated cycle path towards the beach in 15mins!)

The village of La Campana offers every convenience such as transport, shops, banks, schools, sports centres and parks etc. A great residential area for families that wish to have access to both San Pedro, La Campana and Puerto Banus.

A FULL VIDEO IS AVAILABLE ON REQUEST & KEYS AVAILABLE FOR EASY VIEWINGS

PROPERTY HAS LPO - Please be aware the community does not allow short term rentals, but long term rentals can be achieved between €1,500 - €1,600 per month.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Utility Room  
Near Church  
Fiber Optic

### Views

Mountain  
Country  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

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

### Furniture

Optional

### Security

Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground