HI HOMES

info@hihomesmarbella.com
+34 951 084 264

Middle Floor Apartment for sale in Nueva Andalucía, Marbella

470,000 €

Reference: R5410438 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 111m^2 **Terrace:** 18m^2











Costa del Sol, Nueva Andalucía

This is a great opportunity to buy an apartment in the popular El Dorado urbanisation in Nueva Andalucia at a reduced price compared to other apartments for sale in the complex.

The apartment is in need of modernisation and is therefore less than more modern apartments in the complex. It has 2 bedrooms, 2 bathrooms and a front and rear terrace, one with partial sea views. While the parking is on the street, there is always ample space.

The apartment is ideally located for use as a holiday home as it is just a 2 minute walk to the nearest supermarket, restaurant and cafe. It is just a 10 minute walk to the centro plaza and bull ring in Nueva Andalucia, and only a 15 minute walk to the luxury marina of Puerto Banus. Location is the real selling point here as it is so close to literally hundreds of restaurants, bars and shops.

That said it is actually located in a quiet neighbourhood surrounded by lots of green and floral areas.

The communal gardens and pool area are very well kept, as are all communal areas.

For the right buyer willing to invest some money in modernising the apartment, there could be a good return available whether it is to renovate and sell, or use as a holiday / long-term rental.

The development still allows rental licenses to be applied for, they just charge a slightly higher community fee for any that get a touristic license.

info@hihomesmarbella.com
+34 951 084 264

Features:

Features
Covered Terrace
Near Transport
Private Terrace
Marble Flooring
Fitted Wardrobes

Orientation
North East

Climate Control
Air Conditioning
Hot A/C

Views
Sea
Garden
Pool
Street

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

Condition
Renovation Required

Pool
Communal

Furniture
Not Furnished

Kitchen
Partially Fitted

Garden
Communal

Security
Gated Complex

Parking
Street

Utilities
Electricity

Category
Resale

CO2 Emission Rating
D

Energy Rating
E