info@hihomesmarbella.com
+34 951 084 264

Middle Floor Apartment for sale in Nueva Andalucía, Marbella

450,000 €

Reference: R5453896 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 110m^2 **Terrace:** 19m^2











Costa del Sol, Nueva Andalucía

Spacious 2-Bedroom Apartment in Los Naranjos de Marbella WITH TOURIST LICENCE.
This spacious two-bedroom, two-bathroom middle-floor apartment is located in the highly sought-after development of Los Naranjos de Marbella, within walking distance of Puerto Banús and the beach. Built in 2003, the property offers a total constructed area of 129 m², including a 19 m² west-facing terrace. The terrace has been fitted with glass curtains, allowing it to be enjoyed throughout the year. The accommodation comprises a bright and spacious lounge with a wood-burning fireplace, a fully fitted kitchen with a separate utility room, two generously sized bedrooms with fitted wardrobes and two bathrooms. The principal bedroom benefits from an en-suite bathroom, while the guest bathroom has recently been refurbished. Additional features include tiled flooring throughout and pre-installation for air conditioning. Los Naranjos de Marbella is renowned for its beautifully maintained communal gardens and several swimming pools. The development also benefits from its own commercial center, offering a supermarket, restaurants and a range of everyday amenities. An ideal permanent residence, holiday home or investment property in one of Marbella's most convenient and desirable locations.

In compliance with Decree 218/2005 of 11 October issued by the Junta de Andalucía, clients are informed that notarial and registration fees, Property Transfer Tax (ITP) or VAT are not included in the stated price. The information provided is for guidance purposes only, is non-binding and may be subject to change.

info@hihomesmarbella.com
+34 951 084 264

Features:

Features
Covered Terrace
Near Transport
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Fiber Optic

Orientation
West

Climate Control
Pre Installed A/C
Fireplace

Views
Garden

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

Condition
Good

Pool
Communal

Furniture
Optional

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex

Parking
Communal

Utilities
Electricity

Category
Resale