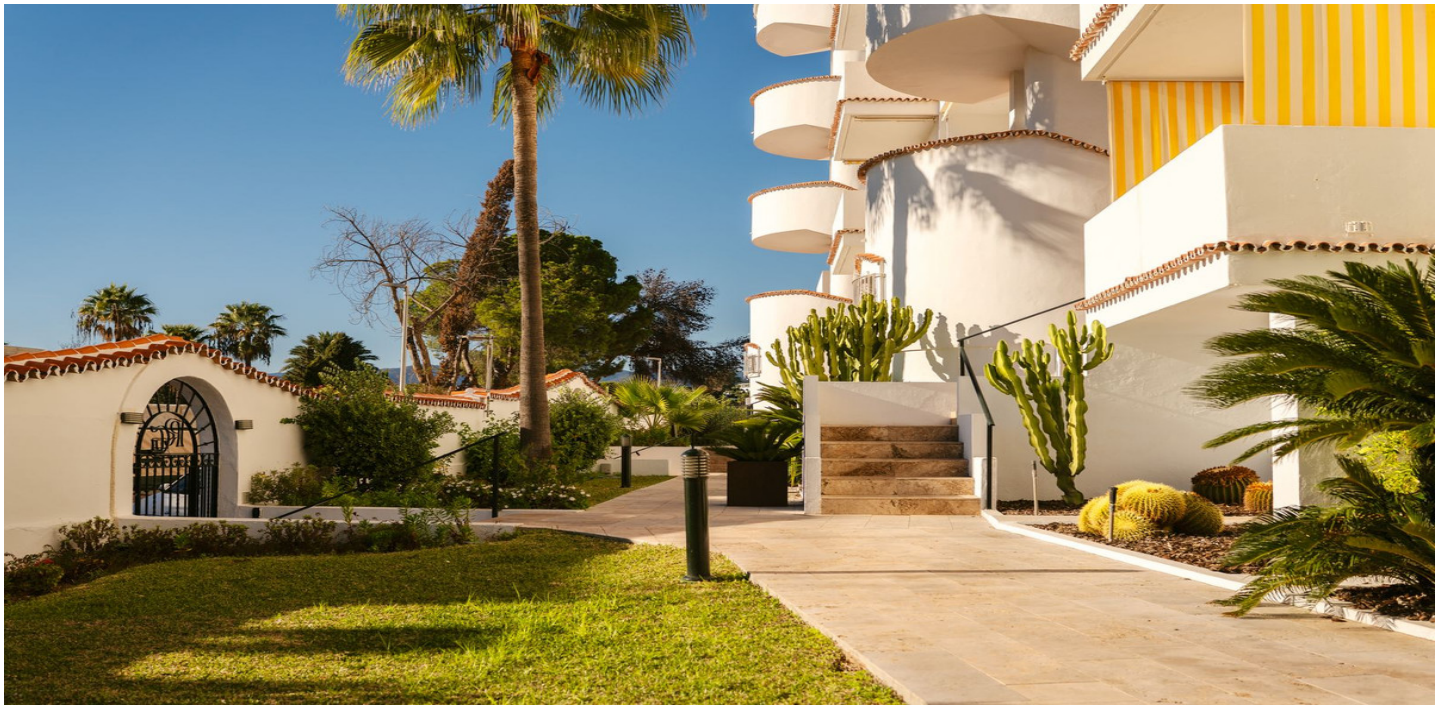
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Middle Floor Apartment for sale in Nueva Andalucía, Marbella

680,000 €

Reference: R5484601 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 115m^2 **Terrace:** 32m^2











Costa del Sol, Nueva Andalucía

A great opportunity in the sought-after urbanisation of Royal Gardens.

This two-bedroom, two-bathroom apartment offers a comfortable layout with a bright living and dining area opening onto a well-sized east-facing terrace. With morning sun and a pleasant outdoor setting, the terrace provides a natural extension of the living space and is ideal for enjoying breakfast, dining outdoors or simply making the most of the Marbella climate.

The kitchen has a semi-open-plan layout, connecting naturally with the living and dining area while retaining some separation between the spaces.

The two bedrooms each benefit from their own access to outdoor space. The second bedroom opens directly onto the east-facing terrace, while the main bedroom has its own private west-facing terrace, offering afternoon and evening sun. Both bedrooms also benefit from en-suite bathrooms.

Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained communal gardens and a large swimming pool. Located just a short walk from Centro Plaza, Puerto Banús, restaurants, shops and a wide range of amenities, the property is ideally placed for enjoying everything the area has to offer.

The community also permits holiday rentals, giving the property flexibility as a permanent home, holiday residence or rental investment.

The property also comes with its own parking space, adding further convenience to an already well-located home.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Fiber Optic

Orientation
East
West

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Garden
Street

Setting
Close To Golf
Close To Port
Urbanisation
Close To Shops
Close To Town

Condition
Fair

Pool
Communal

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
Electric Blinds
Entry Phone

Parking
Underground
Garage

Category
Holiday Homes
Investment
Resale