

## Apartment for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 116 m<sup>2</sup> Interior | 17 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes  
€ 859 IBI | € 185 Rubish tax | € 1,872 Community fees



### Property Description

Large top floor 3 bedroom, 2 bathroom apartment right in the centre of Nueva Andalucía, directly opposite Centro Plaza. You can walk to everything, cafés, restaurants, supermarkets, golf, and Puerto Banús, yet the community remains calm and residential.

Elevated, bright and private, the apartment enjoys open panoramic views towards La Concha, with clear sea views and sunset views from the front of the property and two of the bedrooms. Recently furnished throughout, it is completely ready to move into or rent out immediately.

The property includes a rare double garage with space for two cars. It also benefits from a short term rental licence obtained prior to 4 April, with documented rental history and proven income.

A highly practical, central and fully compliant property that works equally well as a lifestyle home or a strong performing rental investment.