

## Wohnung zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 4 Badezimmer | 215 m<sup>2</sup> Wohnfläche | 42 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya  
€ 1,494 IBI | € 93 Rubish tax | € 4,092 Community fees



### Beschreibung der Immobilie

Fantastic opportunity in the sought-after urbanisation of Royal Gardens.

This well-proportioned 3-bedroom residence (all en-suite) combines generous interior spaces with an unbeatable location.

Step into a welcoming entrance hall with fitted wardrobes and a guest toilet, which lead into a bright open-plan living and dining area with garden views. From here, sliding doors open onto an expansive L-shaped terrace, ideal for dining, entertaining, or simply enjoying the partial sea, garden, and mountain views.

The kitchen is both functional and spacious, connected to a large laundry/storage room that could easily be converted into a fourth bedroom or home office.

A separate corridor leads to the three en-suite bedrooms, offering comfort and privacy for family or guests.

Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained gardens, and a large swimming pool. Its prime location means you are within walking distance of Centro Plaza, Puerto Banús, and al