



Renovated 2 bedroom apartment in Nueva Andalucia, Marbella, Costa del Sol, Spain

Marbella

€ 595.000

 Estate type:	Apartment	 Area:	92 m2
 Terrace:	70 m2	 Number of bathrooms:	2
 Number of bedrooms:	2	 Garage:	No
 Pool:	Yes	 Plot:	—
 Air conditioning:	Yes	 Television:	No
 Close to golf courses:	Yes	 Wi-Fi:	Yes

Discover this beautifully renovated 2-bedroom, 2-bathroom apartment located in the sought-after urbanisation in Nueva Andalucía.

Set within a secure gated community, this south-facing home enjoys abundant natural light and a peaceful ambience, just a short walk from the beach and local amenities.

Originally built in 2008 and tastefully renovated in 2022, the property offers 92 m² of stylish interior living space and an impressive 70 m² terrace—perfect for outdoor dining, relaxation, and entertaining.

The apartment features a spacious open-plan living area with a fully fitted kitchen equipped with premium Siemens appliances. Comfort is ensured year-round with hot/cold air conditioning and an Airzone system installed in three rooms.

Both bedrooms are generously sized, and the two modern bathrooms are finished to a high standard. The property also includes a private parking space and a storage room for added convenience.

Contact us for more details.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.



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