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DREAM HOUSE MARBELLA

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Floors

Nueva Andalucía



Rooms: 2	Bathrooms: 3	M²: 120	Price: 385,000 €
Status: Sale	Property Type: Floors	Reference: R4137694	Publish date: 12.05.23

Overview:Unique opportuntity to purchase a rare ground floor duplex apartment (essentially a townhouse) overlooking the heated swimming pool and gardens in La Maestranza. A 2 bedroom unit with 2 bathrooms and an additional very large guest toilet with a total built area of 136m2 including the terrace. The property also comes with an underground parking space included in the price. On entering the property through a private terrace, you enter the living areas of the property. To left as you enter there is a modern kitchen. You also have a very large guest toilet and additional utility cupboard on this floor. On the second floor you have two generously sized bedrooms and bathrooms, with the master bedroom having an ensuite bathroom. Both bedrooms look out over the swimming pool and garden. The property is located in front of the smaller heated pool of La Maestranza (Maestranza has 2 pools, a smaller more private heated pool and a larger olympic style pool) so, not only do you have lovely garden views, but you have easy access to the pool. It is perfect for families who like to have the swimming pool within their site but also anyone who wants to walk straight out of the door onto landscaped gardens with a pool. The property is in good condition and the kitchen and the bathrooms have been renovated. The property has a recent : "Certificado de no infraccion" from the town hall. The main benefits of this property are: 1. It has an excellent locaton within the development for anyone wanting to be close to a small pool and garden 2. It is one of the very few duplex apartments available in this location 3, A duplex apartment, you have the benefit of the living area being separate

from the bedrooms 4. It has very generously sized bathrooms 5. The downstairs guest toilet is is very large and could potentially be turned into an office. There might even be a possibility to convert the property into a 3 bedroom 6. Located away from the main road you do not have road noise. 7. The community is gated, with 24 hour security, 2 swimming pools (a main large pool and a smaller heated pool) and underground parking 8. Community fees are very reasonable 9. La Maestranza is close to shops restaurants and supermarkets and within walking distance of Puerto Banus and the beach

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Features:

Pool, Air conditioning, None, None, 24H Security, Parking