



Cerro Blanco, Nueva Andalucia

Excellent garden apartment in gated community within walking distance to Centro Plaza and amenities in Nueva Andalucia, ...

bedrooms **2** bathrooms **2** built **207** _{m2} terrace **60** _{m2}



community **330 €** _{month} garbage **185 €** _{year} IBI **957 €** _{year} for sale **795.000 €**



Cerro Blanco, Nueva Andalucia

Excellent garden apartment in gated community within walking distance to Centro Plaza and amenities in Nueva Andalucia, Marbella

Immaculate, south-east facing 2 bed, 2 bath apartment with private garden in Nueva Andalucia, Marbella, ideal for those who want to be within easy walking distance from pretty much all amenities, such as Centro Plaza, Puerto Banus, El Corte Inglés, the beach, restaurants and more. This excellent property is situated at the entrance of Nueva Andalucia, within the very well maintained Cerro Blanco, a picturesque Andalusian style complex with mature, spacious landscaped gardens with swimming pool and a tennis court.

The property has been renovated a few years ago and is in a very good condition. It comprises: entrance hall, a charming living/dining area with fireplace and access to the porch and the uncovered terrace overlooking the generous private garden; master bedroom with en suite bathroom, plenty of wardrobe space; guest bedroom with separate bathroom, also with generous wardrobe and a fully equipped semi-open kitchen with a breakfast bar.

The private garden has direct access to the communal grounds, close to the swimming pool, tennis court and the communal underground parking.

One garage space is included plus convenient private parking outside the property, with easy access from the apartment.

A must-see property in a top area at a reasonable price. Viewings recommended!

Reference	A2208	Beds	2	Built m²	207
Type	Apartment	Baths	2	Interior m²	147
Location	Cerro Blanco, Nueva Andalucia	En-suite Baths	1	Terrace m²	60
		Guest Toilets	---	Plot m²	---
		Pax	---		
Pool	Communal	Community	330 € / month	Levels	1
Garden	Private	Garbage	185 € / year	Floor	---
Garage	Communal	IBI	957 € / year	Orientation	South/East
Parking slots	1	Construct Year	1988	EPC	In Progress
		Renovation year	2018		

For sale

795.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



