



Nueva Andalucia Valley



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“90 luxury apartments and duplexes”

Located in the heart of Nueva Andalucía, this brand new development of 90 luxury apartments and duplexes is ideally situated just a short 5 minute drive from Puerto Banus, the beaches, world-class shopping and some excellent restaurants.

The elevated position of these apartments affords owners beautiful valley views across the valley of Nueva Andalucía and large terraces on which to enjoy a glass of your favourite beverage whilst enjoying the stunning sunset from your terraces.

This new development is now completely owned by the bank, due to the developers going bankrupt. The bank is setting aside approximately 2 million euros to take care of any snagging defects that may arise. Prices range from 175,000 euros for 2 bedroom units up to 295,000 euros for 3 bedroom duplex units.



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As a second home or a rental property this gated community with 24 hour security, is **an ideal choice for owners** who are in a position to take advantage of these hugely discounted prices.

There is a choice of 3 main floorplans of 2 and 3 bedroom single floor apartments and 2 floor duplexes plus roof terraces. All units have **great views** and are either south or west facing, allowing owners to take advantage of the year round sunshine.

The spacious lounges have **fireplaces** with marble surrounds which complement the beige marble flooring which runs throughout the apartments.

The kitchens are fully fitted with quality white goods and very attractive cabinetry.

The bedrooms are ample in size and come with fitted wardrobes and interior drawer and shelving systems.

The master-bedrooms have en-suite facilities with direct access onto a private terrace which can also be accessed from the bedroom



“fully fitted with quality white goods...”



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Each apartment has its own **underground parking space** and a private storage room; both of these are written in to the title deeds of the properties.

The **community fees** have not currently been set but are expected to be around 100 euros per month, which for this part of Marbella is very inexpensive.

There are some very interesting purchase options available from the bank, with **100% mortgages available** for qualified purchasers.

**“The community fees...
around 100 euros per month”**

**100%
Mortgages
Available**

A bright orange, starburst-shaped badge with a white border, containing the text "100% Mortgages Available" in white. The badge is positioned in the lower right foreground, partially overlapping a balcony railing and a view of a residential town.



Contact us for further details!

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