



# Wohnung im Erdgeschoss zum Verkauf in Nueva Andalucía, Marbella

545.000 €

Referenz: R5402287 Schlafzimmer: 2 Badezimmer: 2 Garten: 154m<sup>2</sup> Terrasse: 1m<sup>2</sup>



Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.





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## Costa del Sol, Nueva Andalucía

### Home-Style Ground Floor Apartment with Dual Terraces in Nueva Andalucía's Golf Valley

Set within the peaceful hills of Nueva Andalucía, this private ground floor apartment offers the rare feeling of living in your own home rather than a traditional apartment. Featuring both front and rear terraces, a split-bedroom layout and excellent indoor-outdoor living, it combines privacy, comfort and convenience in one of Marbella's most sought-after locations.

Just 10 minutes from Puerto Banús, the beaches and Marbella's Golden Mile, and only minutes from Los Naranjos, Aloha and Las Brisas Golf, the property enjoys a tranquil setting surrounded by mature gardens and rolling green hills.

The apartment offers 2 bedrooms, 2 bathrooms, a separate kitchen and bright living spaces that flow naturally onto both terraces. The dual outdoor areas provide the perfect spaces for dining, entertaining or simply enjoying Marbella's year-round Mediterranean climate.

Located within a secure gated community with beautifully maintained gardens, swimming pools, children's play areas, private parking and a storage room, this is an ideal permanent residence, holiday home or investment property in the heart of Marbella's prestigious Golf Valley.

#### Features

- 2 Bedrooms
- 2 Bathrooms
- Front & Rear Terraces
- Split-Bedroom Layout
- Separate Kitchen
- Private Parking
- Private Storage Room
- Gated Community
- Swimming Pools
- Children's Play Areas
- 4-5 Minutes from Los Naranjos, Aloha & Las Brisas Golf
- 10 Minutes to Puerto Banús & Beaches



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Grill  
In der Nähe der Moschee  
In der Nähe der Kirche

### Ansichten

Hof

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Angelegt  
Einfache Wartung

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Frontline Golf  
Stadt  
In der Nähe des Waldes  
In der Nähe von Marina

### Möbel

Voll eingerichtet  
Optional

### Sicherheit

Gated Complex  
Elektrische Jalousien  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Schnäppchen  
Golf  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut  
Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Straße  
Gemeinschaft