



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

795,000 €

Reference: R5107042 Bedrooms: 2 Bathrooms: 3 Build Size: 263m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Experience refined living in this elegant elevated ground floor apartment, located in the exclusive Albatross Hill community in Nueva Andalucía, Marbella. Set in a prestigious gated complex, the property offers exceptional privacy, security, and access to top-tier amenities, including landscaped outdoor swimming pools, an indoor heated pool, a fully equipped gym, sauna, and a tennis court. Its elevated setting provides stunning panoramic views of the valley and coastline. Designed for comfort and style, the apartment features a spacious open-plan living and dining area with a cozy fireplace, seamlessly flowing onto a private terrace with both covered and open-air spaces—ideal for enjoying Marbella's mild climate. The kitchen is fully equipped and includes a separate utility room for added functionality. Both bedrooms are generously proportioned and feature en-suite bathrooms, while a guest toilet adds to the apartment's convenience. Perfectly situated in the heart of Marbella's famous Golf Valley, the residence is close to top golf courses like Los Naranjos, Las Brisas, and Aloha. The vibrant Puerto Banús marina, upscale shops, fine dining, sandy beaches, and essential services are only a short drive away, offering the best of both tranquility and accessibility. This property includes an underground parking space and a private storage room, making it an excellent choice for a permanent home, a luxury holiday retreat, or a high-potential investment opportunity in one of Marbella's most desirable residential areas.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Gym  
Sauna  
Paddle Tennis  
Utility Room

### Setting

Close To Golf

### Garden

Communal

### Climate Control

Fireplace

### Pool

Communal  
Heated  
Indoor

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Views

Sea Views

### Kitchen

Partially Fitted

### Parking

Private