



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

565.000 €

Referencia: R5186635    Dormitorios: 2    Baños: 2    Construido: 204m<sup>2</sup>    Terraza: 85m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Elegant ground-floor apartment located in one of the most exclusive and peaceful developments in Nueva Andalucía. This carefully maintained property offers the perfect blend of comfort, privacy, and Mediterranean charm. It features two spacious bedrooms and two bathrooms, including a master bedroom with en-suite bathroom. Both bedrooms enjoy access to their own private terraces, providing plenty of natural light and added privacy. The independent kitchen is fully equipped and includes a convenient laundry area. The bright living-dining room opens onto a large private terrace with direct access to the communal pool, ideal for enjoying outdoor living all year round. Additional features include a private underground parking space and a storage room. Set within a gated community with 24-hour security, the complex is surrounded by lush tropical gardens, a lake, and a large swimming pool, offering a secure and peaceful environment. Ideally located just minutes from Puerto Banús, top golf courses, and all essential amenities, this property is an excellent choice as a permanent residence, holiday home, or investment opportunity.

Please note that while this property does not currently hold a touristic license - short term rentals are allowed in this community



## Características:

### Características

Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Armarios Empotrados

### Vistas

Vistas a Jardín

### Piscina

Piscina Comunitaria

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas

### Orientación

Orientación Sureste

### Posición

Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Aparcamiento

Párking Privado

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Jardin

Jardín Comunitario