



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

635,000 €

Reference: R4876342   Bedrooms: 2   Bathrooms: 2   Build Size: 93m<sup>2</sup>   Terrace: 42m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Discover the home of your dreams in this modern ground floor with stunning sea views! This apartment of 93 m<sup>2</sup> built and 87 m<sup>2</sup> useful, offers a contemporary design that combines comfort and style. With 2 bedrooms, the main en suite of 15.5 m<sup>2</sup> and direct access to a spectacular terrace of 42.20 m<sup>2</sup>, you will enjoy unforgettable moments outdoors. The second bedroom of 12 m<sup>2</sup> is perfect for guests or as an office.

The spacious living room of 29 m<sup>2</sup> integrates perfectly with the open kitchen of 8 m<sup>2</sup>, creating an ideal space for entertainment. In addition, it has built-in wardrobes, air conditioning and heating by cold / heat pump for your comfort throughout the year. The property includes a parking space and a storage room, ensuring extra space for your belongings.

Built in 2023, this ground floor is in excellent condition and offers adapted access for people with reduced mobility. Enjoy additional amenities such as a swimming pool and communal garden. With north and east orientation, this apartment is a jewel that you will not want to miss. Come visit it and fall in love with your future home!

Marbella Lake, a modern private residential complex located in the heart of the Golf Valley, in Nueva Andalucía, just 5 kilometres from Puerto Banús.



## Features:

### Features

Lift  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Domotics  
Access for people with reduced mobility

### Views

Sea Views  
Mountain  
Panoramic  
Garden  
Lake  
Forest  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
CO2 Emission Rating  
B

### Orientation

North East

### Setting

Urbanisation

### Furniture

Not Furnished

### Security

24 Hour Security

### Category

Golf  
Luxury

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### Energy Rating

C