



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

995,000 €

Reference: R5023027 Bedrooms: 3 Bathrooms: 2 Plot Size: 38m<sup>2</sup> Build Size: 151m<sup>2</sup> Terrace: 18m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**\*\*Garden Apartment for Sale in a Highly Demanded Urbanisation \*\***

Discover this stunning garden apartment, perfectly located in one of the most sought-after urbanisations. With rare availability of units for sale, this property is a gem waiting to be claimed. Featuring three bedrooms and two modern bathrooms, this home is designed for comfort and convenience. The apartment has been completely refurbished, boasting new pipes and electrical systems, ensuring a worry-free living experience.

Step into a cozy community that offers a tennis court and a sparkling swimming pool, ideal for relaxation and recreation. The gated property provides peace of mind with street parking secured by a road barrier. Enjoy the luxury of direct access to the pool from your garden, making summer days even more enjoyable.

The interior is equally impressive, with ceramic flooring throughout and large fitted wardrobes offering ample storage space. The kitchen features elegant marble worktops paired with high-end Siemens appliances, including a washing machine and dryer. Electric shutters in all rooms provide added comfort and security.

This east-facing apartment is just a five-minute walk from Centro Plaza and Puerto Banus, placing you close to all essential services and vibrant nightlife. With air conditioning for both hot and cold settings, this home is ready to move in—sold with exclusive furniture included. Don't miss the chance to own this exceptional property in a small, friendly community!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Tennis Court  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal

### Garden

Communal

Private Garden

### Category

Luxury

Resale

With Planning Permission

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Energy Rating

D

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Condition

Excellent

Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Private

### CO2 Emission Rating

D