



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

565,000 €

Reference: R5350471 Bedrooms: 2 Bathrooms: 2 Build Size: 99m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Exclusive Ground Floor Apartment with Garden in Nueva Andalucía, Steps from Puerto Banús

Discover this outstanding opportunity in one of the most sought-after areas of Nueva Andalucía. This elegant ground-floor apartment with a private garden and terrace combines prime location, comfort, and excellent investment potential in a privileged setting.

The property features 2 spacious en-suite bedrooms, both with abundant natural light and built-in wardrobes, as well as 2 fully renovated bathrooms. The bright and generous living-dining area with a fireplace adds warmth and character, opening onto a charming southeast-facing terrace—perfect for enjoying the sun throughout the day and embracing the Mediterranean lifestyle.

The apartment has been partially renovated and is sold without a kitchen and unfurnished, offering the perfect opportunity to customize it to your personal taste.

Located within an exclusive gated community with 24-hour security, residents enjoy excellent communal facilities including a large swimming pool, children's pool, tennis court, and beautifully maintained mature tropical gardens. All this in a ■■■■ and established environment, just a short walk from Puerto Banús, Centro Plaza, beaches, top restaurants, and golf courses, with excellent connections to Marbella and the Golden Mile.

This property is ideal as a permanent residence, a luxury holiday home, or a high-yield investment, as the community allows short-term rentals (tourist license can be obtained).