



# Wohnung im Erdgeschoss zum Verkauf in Nueva Andalucía, Marbella

550.000 €

Referenz: R5364988 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 140m<sup>2</sup> Garten: 105m<sup>2</sup> Terrasse: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Ground Floor Apartment with Private Garden in Altos del Rodeo, Marbella

Exceptional ground-floor apartment located in the well-established community, in the sought-after area of Nueva Andalucía, Marbella.

This spacious property offers 105 m<sup>2</sup> of interior living space, complemented by a 25 m<sup>2</sup> terrace and an outstanding 140 m<sup>2</sup> private landscaped garden, designed by exterior specialists. The garden provides direct access to the communal areas, creating a seamless indoor-outdoor lifestyle rarely found in apartments.

The apartment features 2 bedrooms and 2 bathrooms, with a bright and practical layout. Its east-facing orientation ensures pleasant natural light in the mornings and a comfortable temperature throughout the day.

Set within a secure gated development, residents enjoy excellent facilities:

- Swimming pool
- Landscaped gardens
- Recently upgraded children's play areas
- Paddle tennis court
- Concierge service and 24-hour security

The property is sold with a 15 m<sup>2</sup> storage room and a private parking space suitable for a large vehicle.

### Property Details

Built area: 135 m<sup>2</sup>

Interior: 105 m<sup>2</sup>

Terrace: 25 m<sup>2</sup>

Private garden: 140 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Floor: Ground floor (exterior)

Lift access

### Features

Private landscaped garden with direct access to communal areas

Terrace and balcony

Built-in wardrobes

Individual heating (hot/cold air pump)

Air conditioning

Storage room (15 m<sup>2</sup>)

Underground parking

### Location Highlights

Ideally situated between Puerto Banús and San Pedro de Alcántara, this property offers:

Walking distance or short drive to beaches and beach clubs



Close proximity to shops, restaurants and international schools

Easy access to golf courses in Nueva Andalucía

Quick connection to Marbella town centre

The complex is known for its family-friendly atmosphere, security and excellent location, making it ideal for both permanent living and investment.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Tennisplatz  
Versorgungsraum  
Grill  
In der Nähe der Kirche  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Garten  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft  
Privat

### Orientierung

Ost

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt

### Möbel

Optional

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt