



Ground Floor Apartment for sale in Nueva Andalucía, Marbella

550,000 €

Reference: R5364988 Bedrooms: 2 Bathrooms: 2 Plot Size: 140m² Build Size: 105m² Terrace: 25m²





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 m² of interior living space, complemented by a 25 m² terrace and an outstanding 140 m² 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 m² storage room and a private parking space suitable for a large vehicle.

Property Details

Built area: 135 m²

Interior: 105 m²

Terrace: 25 m²

Private garden: 140 m²

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 m²)

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.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Paddle Tennis
Tennis Court
Utility Room
Barbeque
Near Church
Fiber Optic
Access for people with reduced mobility

Views

Garden
Courtyard

Pool

Communal
Children`s Pool

Garden

Communal
Private Garden

Orientation

East

Setting

Commercial Area
Close To Golf
Urbanisation
Close To Sea
Close To Shops
Close To Schools
Town

Furniture

Optional

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone

Climate Control

Air Conditioning

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
Covered