



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

795.000 €

Reference: R5015758   Bedrooms: 2   Bathrooms: 2   Build Size: 266m<sup>2</sup>   Terrace: 126m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Elegant Two-Bedroom Elevated Ground Floor Apartment located in the exclusive gated community of Albatross Hill in Nueva Andalucía. This prestigious development offers top-class amenities including 24-hour security, several outdoor swimming pools, an indoor heated pool, a gym, and a tennis court. The property features a spacious living and dining area with access to one of two private terraces located on different levels, perfect for enjoying outdoor living and entertaining. It also includes a fully equipped separate kitchen, a laundry room, and two generously sized bedrooms, each with its own en-suite bathroom. Additional features include air conditioning (hot and cold), one parking space, and one storage room. Set in a tranquil and secure environment, Albatross Hill is just a short drive from golf courses, international schools, shops, and the beaches of Marbella, making it an ideal residence or holiday home.



## Features:

### Caratteristiche

Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Palestra  
Tennis paddle

### Viste

Montagna  
Panoramica

### Piscina

Condominiale  
Riscaldata

### Parcheggio

Condominiale

### Orientamento

Sud

### Collocamento

Vicino al golf  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Giardino

Condominiale

### Climate Control

Aria condizionata  
Camino  
Riscaldamento a pavimento nei bagni

### Condizione

Eccellente

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore