



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

829,000 €

Reference: R5024389   Bedrooms: 3   Bathrooms: 3   Plot Size: 80m<sup>2</sup>   Build Size: 114m<sup>2</sup>   Terrace: 25m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Welcome to this fantastic ground floor duplex apartment in Nueva Andalucía with walking distance to all amenities!

This property is situated within a gated community and offers 3 bedrooms and 3 bathrooms.

Upon entering, you're greeted by a spacious open-plan living and dining area, which is bathed in natural light due to its east-facing orientation, perfect for catching the morning sun. Large sliding glass doors lead directly out to a private terrace overlooking the gardens and La Concha mountain.

On this level you will also find the modernized kitchen, the master bedroom with its en-suite bathroom and closet as well as the second bedroom and another bathroom.

A staircase leads down to the lower floor where you will find a cinema room and a bathroom. Here is also a spacious bedroom with a large closet.

One of the standout features of this duplex is the private garage, offering space for one vehicle and additional storage, directly accessible from the apartment for ultimate convenience.

The gated community itself is lush with beautifully maintained gardens, where winding paths lead to the community pool, providing a peaceful escape.

Walking distance to all amenities.

Welcome!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Mountain  
Garden

### Pool

Communal

### Garden

Communal  
Private

### Orientation

East

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private