



## 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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Armadi a muro

### Viste

Montagna  
Giardino

### Piscina

Condominiale

### Giardino

Condominiale

Privato

### Orientamento

Est

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Garage

Privato