



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

470,000 €

Reference: R5042464   Bedrooms: 2   Bathrooms: 2   Build Size: 217m<sup>2</sup>   Terrace: 53m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Located in one of the most exclusive and peaceful developments in Nueva Andalucía, this elegant ground floor apartment offers the perfect blend of comfort, privacy, and Mediterranean style. It features two spacious bedrooms and two bathrooms, one of them en-suite, as well as a fully equipped independent kitchen with a laundry area. The bright living-dining area opens onto a large private terrace with direct access to the pool, ideal for enjoying outdoor living all year round. The property also includes a private parking space and storage room. Set within a gated community with 24-hour security, surrounded by over 13,000 m<sup>2</sup> of tropical gardens, a lake, and a large swimming pool, it's an ideal choice as a permanent residence, holiday home, or investment. Just minutes from Puerto Banús, top golf courses, and all essential amenities.



## Features:

### Features

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

### Views

Garden  
Pool

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal