



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

595.000 €

Reference: R5195074 Bedrooms: 2 Bathrooms: 2 Build Size: 118m<sup>2</sup> Terrace: 57m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Nueva Andalucia: Ground-floor 2-bed with pool views and STR licence. Set in one of Nueva Andalucia's green communities with tropical gardens, a lake, and two pools, this southeast-facing ground-floor apartment is made for easy indoor-outdoor living. Inside you'll find a bright living area that opens to a 57 m<sup>2</sup> partly covered terrace, a luxury kitchen, and a separate utility room. There are two bathrooms, one en-suite, and two good bedrooms. From the private terrace you look across to the main swimming pool. Practical extras include an underground parking space and a storage room. The location is practical – close to golf, shops, the sea, and town. \*Short-term rental ready\* We are currently renting the property short term. The tourist licence is in place, the home is set up for guest stays, and the operation can be handed over if the buyer wants to continue. Key facts; • Ground-floor, southeast facing • 2 bedrooms, 2 bathrooms, one en-suite • 57 m<sup>2</sup> terrace, partly covered, pool outlook • Fully fitted kitchen plus utility room • Well-kept Community with tropical gardens, lake, and two pools • Underground parking and storage room • Close to golf, shops, sea, and town



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
TV satellitare  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Wifi  
Ripostiglio  
Seminterrato  
Accesso per le persone con mobilità ridotta

### Viste

Montagna  
Giardino  
Piscina

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità  
Acqua potabile

### Orientamento

Sud  
Ovest  
Sud -ovest

### Collocamento

Vicino al golf  
Zona urbana  
Vicino ai negozi  
Vicino alla città  
Vicino al porto

### Mobili

Opzionale

### Sicurezza

Complesso residenziale privato  
Persiane elettriche  
Citofono

### Categoria

Casa di vacanza  
Golf  
Lusso  
Rivendita  
Contemporary

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Riscaldamento centrale

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage  
Privato