



## 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>















## 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 m² 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 m² 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 Orientamento Climate Control
Terrazza coperta Sud Aria condizionata

Ascensore Ovest Freddo a/c
Terrazza privata Sud -ovest Caldo a/c

TV satellitare Riscaldamento centrale

Ripostiglio Bagno privato Pavimenti in marmo

Doppio vetro Armadi a muro

Wifi

Ripostiglio Seminterrato

Accesso per le persone con mobilità

ridotta

VisteCollocamentoCondizioneMontagnaVicino al golfEccellente

Giardino Zona urbana
Piscina Vicino ai negozi
Vicino alla città

Vicino alla citta
Vicino al porto

Piscina Mobilia Cucina

Condominiale Opzionale Completamente arredata

GiardinoSicurezzaParcheggioCondominialeComplesso residenziale privatoSotterraneoPersiane elettricheGarage

Persiane elettriche Garage Citofono Privato

Utility Categoria

Elettricità Case di vacanza

Acqua potabile Golf
Lusso

Rivendita Contemporary