



## Middle Floor Apartment for sale in Marbella Town, Marbella

**585,000 €**Reference: R5256403   Bedrooms: 2   Bathrooms: 2   Build Size: 136m<sup>2</sup>   Terrace: 47m<sup>2</sup>



## Costa del Sol, Marbella Town

Stunning Corner Ground-Floor Apartment in Nueva Andalucía – Marbella's Golf Valley Gem Discover this spacious and luminous corner apartment in the prestigious Vista Real urbanisation, a secure gated community in Marbella's upscale Nueva Andalucía – the heart of the 'Golf Valley' on the Costa del Sol, renowned for its modern apartments with resort-style amenities including large communal pools, lush gardens, parking, and 24/7 security, offering a peaceful yet convenient lifestyle close to world-class golf courses like Los Naranjos and Aloha. Positioned in the best block for easy access, right next to the 24/7 security gatehouse, this south-facing ground-floor haven enjoys sea views from the terrace and natural light all day, making it ideal for year-round living or as a high-yield investment in a market where Nueva Andalucía properties have seen 10-15% growth in 2025, with similar apartments averaging €550,000-€650,000 and rental yields of 6-11%. Boasting a practical layout with two double, spacious bedrooms featuring large modern fitted wardrobes, two recently renovated bathrooms with marble tiles and new bathtubs, a fully equipped kitchen recently refreshed with access to a convenient laundry area with washing machine, and a generous living-dining room opening to a 47 m<sup>2</sup> terrace with all-day sun and partial sea views – perfect for relaxation or entertaining. Premium touches include new air conditioning embedded in false ceilings, ensuring energy efficiency and comfort. The urbanisation offers impeccably maintained gardens, pools, and a welcoming atmosphere, fostering privacy and community. Sold with two garage spaces and a large storage room, all in the same building, this impeccable property is priced competitively due to a change in plans and urgency – a superb chance for luxurious living near beaches, shops, and Marbella's attractions. Contact us today to arrange a viewing!



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Tennis Court		
Utility Room		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Town	Excellent
Mountain		
Panoramic		
Country		
Garden		
Courtyard		
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	Private
	Electric Blinds	Covered
	Entry Phone	More Than One