



Middle Floor Apartment for sale in Marbella Town, Marbella

585.000 €

Reference: R5256403 Bedrooms: 2 Bathrooms: 2 Build Size: 136m² Terrace: 47m²





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 m² 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:

Caratteristiche

Terrazza coperta
 Ascensore
 Vicino ai mezzi di trasporto
 Terrazza privata
 Ripostiglio
 Bagno privato
 Pavimenti in marmo
 Doppio vetro
 Armadi a muro
 Wifi
 Tennis paddle
 Campo da tennis
 Ripostiglio
 Fibra ottica
 Accesso per le persone con mobilità ridotta

Viste

Mare
 Montagna
 Panoramica
 Campagna
 Giardino
 Giardino

Piscina

Condominiale
 Piscina per bambini

Giardino

Condominiale

Orientamento

Sud

Collocamento

Città

Mobilia

Parzialmente arredato

Sicurezza

Complesso residenziale privato
 Sicurezza 24 ore
 Sistema di allarme
 Persiane elettriche
 Citofono

Climate Control

Aria condizionata

Condizione

Eccellente

Cucina

Completamente arredata

Parcheggio

Sottterraneo
 Garage
 Privato
 Coperto
 Più di uno