



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

**590,000 €**

Reference: R5186635   Bedrooms: 2   Bathrooms: 2   Build Size: 204m<sup>2</sup>   Terrace: 85m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Elegant ground-floor apartment located in one of the most exclusive and peaceful developments in Nueva Andalucía. This carefully maintained property offers the perfect blend of comfort, privacy, and Mediterranean charm. It features two spacious bedrooms and two bathrooms, including a master bedroom with en-suite bathroom. Both bedrooms enjoy access to their own private terraces, providing plenty of natural light and added privacy. The independent kitchen is fully equipped and includes a convenient laundry area. The bright living-dining room opens onto a large private terrace with direct access to the communal pool, ideal for enjoying outdoor living all year round. Additional features include a private underground parking space and a storage room. Set within a gated community with 24-hour security, the complex is surrounded by lush tropical gardens, a lake, and a large swimming pool, offering a secure and peaceful environment. Ideally located just minutes from Puerto Banús, top golf courses, and all essential amenities, this property is an excellent choice as a permanent residence, holiday home, or investment opportunity. Please note that while this property does not currently hold a touristic license - short term rentals are allowed in this community



## Features:

Features	Orientation	Climate Control
Lift	South East	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Views	Setting	Condition
Garden	Close To Golf	Excellent
	Close To Port	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Garden
Communal	Fully Furnished	Communal
Security	Parking	
Gated Complex	Private	
24 Hour Security		