



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

**869,000 €**

Reference: R5209249 Bedrooms: 3 Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Experience the true Marbella lifestyle in this exclusive ground-floor residence, located in one of the most prestigious and sought-after areas of Nueva Andalucía. This elegant property blends luxury, comfort, and privacy in a serene and refined setting, just minutes from Puerto Banús, world-class golf courses, and the best beaches of the Costa del Sol.

With 200 m<sup>2</sup> in total (150 m<sup>2</sup> of interior space plus 50 m<sup>2</sup> across two spacious terraces), the apartment has been thoughtfully designed with high-quality materials and attention to detail. It offers three generous bedrooms and two bathrooms (one en suite), featuring marble floors and bathrooms that add a touch of elegance and sophistication.

The open-plan living and dining area flows seamlessly onto the terraces, creating bright, inviting spaces perfect for relaxing, entertaining, or simply enjoying Marbella's year-round sunshine.

The gated community offers beautiful tropical gardens, a communal swimming pool, and 24-hour security, ensuring an exclusive and peaceful environment. The property also includes a private parking space, storage room, air conditioning, and built-in wardrobes for added convenience.

Its location is unbeatable: just minutes from Puerto Banús, international schools, boutique shops, fine dining, and all essential amenities, making it ideal as a permanent residence or a luxurious second home.

A true gem in the heart of Nueva Andalucía, perfect for those who value quality of life, elegance, and the convenience of living in one of Marbella's most iconic residential areas.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
24 Hour Reception  
Fitted Wardrobes  
Access for people with reduced mobility

### Orientation

South

### Climate Control

Air Conditioning

### Views

Garden  
Pool

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Condition

Excellent

### Pool

Communal

### Garden

Communal  
Private  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Category

Holiday Homes  
Resale  
Golf  
Luxury