



Ground Floor Apartment for sale in Nueva Andalucía, Marbella

565,000 €

Reference: R5350471 Bedrooms: 2 Bathrooms: 2 Build Size: 99m² Terrace: 30m²





Costa del Sol, Nueva Andalucía

Exclusive Ground Floor Apartment with Garden in Nueva Andalucía, Steps from Puerto Banús

Discover this outstanding opportunity in one of the most sought-after areas of Nueva Andalucía. This elegant ground-floor apartment with a private garden and terrace combines prime location, comfort, and excellent investment potential in a privileged setting.

The property features 2 spacious en-suite bedrooms, both with abundant natural light and built-in wardrobes, as well as 2 fully renovated bathrooms. The bright and generous living-dining area with a fireplace adds warmth and character, opening onto a charming southeast-facing terrace—perfect for enjoying the sun throughout the day and embracing the Mediterranean lifestyle.

The apartment has been partially renovated and is sold without a kitchen and unfurnished, offering the perfect opportunity to customize it to your personal taste.

Located within an exclusive gated community with 24-hour security, residents enjoy excellent communal facilities including a large swimming pool, children's pool, tennis court, and beautifully maintained mature tropical gardens. All this in a ■■■■ and established environment, just a short walk from Puerto Banús, Centro Plaza, beaches, top restaurants, and golf courses, with excellent connections to Marbella and the Golden Mile.

This property is ideal as a permanent residence, a luxury holiday home, or a high-yield investment, as the community allows short-term rentals (tourist license can be obtained).



Features:

Features

Covered Terrace
 Near Transport
 Private Terrace
 Ensuite Bathroom
 Marble Flooring
 Fitted Wardrobes
 Tennis Court

Views

Country
 Garden
 Courtyard

Pool

Communal

Garden

Communal

Utilities

Electricity

Orientation

East

Setting

Commercial Area
 Close To Golf
 Close To Port
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Marina

Furniture

Not Furnished

Security

Gated Complex

Category

Investment
 Resale
 Bargain
 Luxury

Climate Control

Air Conditioning

Condition

Restoration Required

Kitchen

Not Fitted

Parking

More Than One
 Communal