



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

890,000 €

Reference: 300-01766P Bedrooms: 2 Bathrooms: 3 Build Size: 115m<sup>2</sup> Terrace: 87m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Front-line golf living in an exceptional setting, this recently renovated, west-facing middle-floor apartment within the exclusive gated community of Alcores del Golf, Nueva Andalucía, Costa del Sol offers unparalleled lifestyle and comfort. With a built area of 115 m<sup>2</sup> and an impressive 87 m<sup>2</sup> of terraces, the home features 2 bedrooms and 3 bathrooms. It enjoys breathtaking views over the golf fairways, the lake, the mountains, the garden, and the sea.

The living area opens to a covered terrace, perfect for al-fresco relaxation, while the interior boasts stylish marble floors, fitted wardrobes, en-suite bathroom, and air conditioning (hot/cold) plus a cosy fireplace.

The kitchen comes fully equipped and the apartment is fully furnished. The community benefits from a swimming pool amid lush gardens and enjoys the highest levels of security: 24-hour reception, gated entrance, electric shutters, video intercom, safe, and secure underground parking in the garage with extra accessibility features for people with reduced mobility.

Located just steps from the fairways of the Los Naranjos Golf Club, and within easy reach of the centre of Nueva Andalucía, schools, leisure amenities and Puerto Banús, this is a superb opportunity for both permanent living and investment. Electricity is connected and ready to go.



## Features:

### Features

Covered Terrace  
 Private Terrace  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Balcony  
 SecurityEntrance  
 OpenPlanKitchen  
 TransportNear  
 CountryView  
 CloseToChildrenPlayground  
 InsideGolfResort  
 Golfview  
 LaundryRoom  
 AmenitiesNear  
 FirePlace  
 InternetWifi  
 24hService  
 SurveillanceCameras  
 SecurityShutters  
 ElectricBlinds  
 VideoEntrance  
 FrontLineGolf  
 RecentlyRenovatedRefurbished  
 Doorman

### Climate Control

Air Conditioning

### Views

Mountain  
 Garden  
 Pool

### Setting

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

### Condition

Excellent

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Security

Gated Complex  
 24 Hour Security