HI HOMES

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Ground Floor Apartment for sale in Nueva Andalucía, Marbella

550,000 €

Reference: R5364988 **Bedrooms:** 2 **Bathrooms:** 2 **Plot Size:** 140m^2 **Build Size:** 105m^2 **Terrace:** 25m^2











Costa del Sol, Nueva Andalucía

Ground Floor Apartment with Private Garden in Altos del Rodeo, Marbella

Exceptional ground-floor apartment located in the well-established community, in the sought-after area of Nueva Andalucía, Marbella.

This spacious property offers 105 m² of interior living space, complemented by a 25 m² terrace and an outstanding 140 m² private landscaped garden, designed by exterior specialists. The garden provides direct access to the communal areas, creating a seamless indoor-outdoor lifestyle rarely found in apartments.

The apartment features 2 bedrooms and 2 bathrooms, with a bright and practical layout. Its east-facing orientation ensures pleasant natural light in the mornings and a comfortable temperature throughout the day.

Set within a secure gated development, residents enjoy excellent facilities:

Swimming pool
Landscaped gardens
Recently upgraded children's play areas
Paddle tennis court
Concierge service and 24-hour security

The property is sold with a 15 m² storage room and a private parking space suitable for a large vehicle.

Property Details
Built area: 135 m²
Interior: 105 m²
Terrace: 25 m²
Private garden: 140 m²
Bedrooms: 2
Bathrooms: 2
Floor: Ground floor (exterior)
Lift access
Features
Private landscaped garden with direct access to communal areas
Terrace and balcony
Built-in wardrobes
Individual heating (hot/cold air pump)
Air conditioning
Storage room (15 m²)
Underground parking
Location Highlights

Ideally situated between Puerto Banús and San Pedro de Alcántara, this property offers:

Walking distance or short drive to beaches and beach clubs

Close proximity to shops, restaurants and international schools
Easy access to golf courses in Nueva Andalucía
Quick connection to Marbella town centre

The complex is known for its family-friendly atmosphere, security and excellent location, making it ideal for both permanent living and investment.

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Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Barbeque		
WiFi		
Fiber Optic		
Near Church		
Tennis Court		
Paddle Tennis		
Access for people with reduced mobility		

Views	Setting	Condition
Garden	Commercial Area	Excellent
Courtyard	Close To Golf	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Town	

Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Children`s Pool		

Garden	Security	Parking
Communal	Gated Complex	Underground
Private	24 Hour Security	Garage
	Alarm System	Private
	Entry Phone	Covered