



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

475,000 €

Reference: R5375785 Bedrooms: 2 Bathrooms: 2 Build Size: 89m<sup>2</sup> Terrace: 63m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

PROPERTY WITH LARGE TERRACE AND SEA VIEWS IN NUEVA ANDALUCIA, MINUTES FROM PUERTO BANUS

Elegant property located in the exclusive Nueva Andalucía area of Marbella, just a short drive from Puerto Banus, the beach, and all amenities, surrounded by the best golf courses in the area: Aloha, Los Naranjos, Las Brisas, etc.

The apartment comprises two bedrooms, a bathroom plus a guest toilet, a large living room with a separate kitchen, and a large terrace with sea views.

It includes a parking space and storage room.

Located within a gated Mediterranean-style complex with gardens and a communal swimming pool.

An ideal property for clients who want to enjoy a fantastic move-in ready home in one of the most sought-after areas of Marbella.



## Features:

### Features

Lift  
 Private Terrace  
 Storage Room  
 Double Glazing  
 Fitted Wardrobes  
 Gym

### Views

Sea  
 Garden  
 Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water

### Orientation

South East

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex  
 Entry Phone

### Category

Holiday Homes  
 Investment  
 Resale

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
 Private  
 Communal