HI HOMES

info@hihomesmarbella.com
+34 951 084 264

Ground Floor Apartment for sale in Nueva Andalucía, Marbella

750,000 €

Reference: R5449960 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 104m^2 **Terrace:** 30m^2











Costa del Sol, Nueva Andalucía

Located in the sought-after residential enclave of Cumbres del Rodeo, in the heart of Nueva Andalucía, this beautifully partly renovated two-bedroom ground-floor apartment offers an exceptional blend of comfort, style, and convenience. Positioned in one of the most desirable areas of Marbella, Nueva Andalucía is renowned for its prestigious golf courses, excellent restaurants, proximity to Puerto Banús, and relaxed Mediterranean lifestyle, making it highly attractive for both permanent living and investment.

Cumbres del Rodeo is a well-established gated urbanisation in Nueva Andalucía, appreciated for its peaceful atmosphere, well-maintained communal areas, and excellent location just minutes from beaches, golf courses, international schools, and all essential amenities. The community offers a tranquil residential setting while remaining close to the vibrant lifestyle of Marbella and Puerto Banús.

This elegant ground-floor apartment features a bright and spacious open-plan living and dining area with direct access to a covered terrace and private garden, creating a seamless indoor-outdoor flow ideal for entertaining or enjoying Marbella's year-round climate. From the garden, there are pleasant partial sea views, adding to the property's appeal.

The apartment includes an independent fully fitted kitchen with a separate utility room, offering both practicality and generous storage. In 2023, the property underwent a comprehensive interior refurbishment, significantly enhancing both design and energy efficiency. The kitchen was replaced with a contemporary German kitchen by Impuls Küchen, complete with integrated Bosch appliances and custom storage solutions in the utility room.

The master bedroom offers direct access to the terrace and features an en-suite bathroom. A second guest bedroom and separate guest bathroom provide comfortable accommodation for family and visitors.

The refurbishment also introduced premium climate-control and energy-efficient systems, including a Mitsubishi Electric 10 kW ducted air-conditioning and heating system with Airzone intelligent room-by-room temperature control, as well as a Mitsubishi Electric aerothermal hot water system with a 200-litre storage tank, delivering excellent energy performance and low running costs.

The interior has been thoughtfully curated with high-quality European design furniture and refined finishes, creating a warm, contemporary, and timeless aesthetic. Custom teak bathroom vanity units, upgraded lighting throughout, and carefully selected premium materials further elevate the living experience.

The property is sold with one private parking space included in the price, equipped with a dedicated Wallbox Pulsar Plus 7.4 kW electric vehicle charging station, adding modern convenience and future-ready functionality.

This is a superb opportunity to acquire a stylish, move-in-ready apartment in Cumbres del Rodeo, one of the most desirable residential communities in Nueva Andalucía, ideal as a permanent residence, holiday home, or investment property.

info@hihomesmarbella.com
+34 951 084 264

Features:

Features
Covered Terrace
Lift
Private Terrace
Marble Flooring
Fitted Wardrobes

Climate Control
Air Conditioning

Views
Sea

Setting
Close To Golf
Close To Sea
Close To Shops

Condition
Excellent
Recently Renovated

Pool
Communal

Kitchen
Partially Fitted

Garden
Private

Security
Gated Complex

Parking
Communal

CO2 Emission Rating
E

Energy Rating
E