HI HOMES

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# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**799,000 €**

**Reference:** R5457208 **Bedrooms:** 3 **Bathrooms:** 3 **Build Size:** 132m$^2$ **Terrace:** 34m$^2$











# Costa del Sol, Nueva Andalucía

Located in the highly sought-after Malambo Urbanisation in Nueva Andalucía, this beautifully refurbished three-bedroom, three-bathroom ground-floor apartment combines contemporary interiors, exceptional comfort, and a prime Marbella location. The property enjoys stunning direct sea views and a desirable south-facing orientation.

The apartment has been renovated to a high standard and features three generous double bedrooms, each with its own en-suite bathroom. A fully fitted open-plan kitchen flows seamlessly into the elegant living and dining area, creating a bright and sophisticated space designed for both everyday living and entertaining.

A spacious south-facing terrace provides the perfect setting to enjoy Marbella's Mediterranean lifestyle, with beautiful views across the gardens and towards the sea. The property is surrounded by lush, mature tropical gardens and benefits from access to two communal swimming pools, including a dedicated children's pool.

Further features include a private parking space and a storage room. Residents also have access to an exclusive coworking area located on the parking level, providing a convenient space for remote working or meetings, with direct access to the pool area — a particularly attractive feature for today's modern lifestyle.

Malambo is one of Nueva Andalucía's most established and desirable residential communities, known for its peaceful atmosphere, attractive surroundings, and exceptional central location. A wide selection of amenities is within easy walking distance, including supermarkets, boutique shops, cafés, restaurants, and renowned beach clubs.

Situated directly opposite Centro Plaza and just a five-minute walk from the iconic Puerto Banús marina, the property offers an exceptional combination of location, lifestyle, and convenience.

Thanks to its high-quality refurbishment, excellent communal facilities, and unbeatable position, this apartment is equally appealing as a luxury holiday home, a permanent residence, or a highly attractive investment opportunity on the Costa del Sol.

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## Features:

**Features**
Covered Terrace
Private Terrace
Storage Room
Fitted Wardrobes

**Orientation**
South

**Climate Control**
Air Conditioning

**Views**
Sea
Garden
Pool

**Setting**
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town

**Condition**
Recently Renovated

**Pool**
Communal

**Furniture**
Not Furnished

**Garden**
Communal

**Security**
Gated Complex

**Parking**
Private

**CO2 Emission Rating**
D

**Energy Rating**
E