info@hihomesmarbella.com
+34 951 084 264

Ground Floor Apartment for sale in Nueva Andalucía, Marbella

470,000 €

Reference: R5516704 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 100m^2 **Terrace:** 60m^2











Costa del Sol, Nueva Andalucía

MARBELLA I NUEVA NADALUCIA I PUERTO BANUS

Your Mediterranean Escape: Sun-Drenched Terrace, Tropical Gardens & Pool Views

Some properties simply tick the boxes. Others make you imagine yourself already living there. This is one of them.

Picture slow Mediterranean mornings, breakfast on your enormous south-facing terrace, palm trees swaying in the breeze, and uninterrupted views across lush tropical gardens and sparkling swimming pools. Add Marbella's sunshine, the beach and the vibrant lifestyle of Puerto Banús, and you have all the ingredients for your perfect holiday home.

If you have been searching for a property with character, outdoor space and a wonderful setting, your search may just be over.

Located in the sought-after area of Nueva Andalucía, Marbella, this south-facing apartment offers an exceptional opportunity to enjoy the Costa del Sol lifestyle, whether as a holiday retreat, a second home or a smart addition to your property portfolio.

A Terrace That Changes Everything

The highlight of this property is undoubtedly its exceptionally spacious, south-facing terrace, overlooking the community's beautiful tropical gardens and swimming pools. With direct access from both bedrooms, the kitchen and the living room, the terrace becomes a natural extension of the entire home — perfect for leisurely breakfasts, sun-soaked afternoons, alfresco dining and relaxed evenings with family and friends.

Designed for Comfortable Mediterranean Living, the apartment offers a practical and welcoming layout comprising: Two bedrooms, including a principal bedroom with en-suite bathroom. Two bathrooms in total. A fully fitted kitchen. A bright living and dining area with direct terrace access. An exceptionally large south-facing terrace with lovely pool and garden views.

Quality features include marble flooring throughout, air conditioning, fitted wardrobes and a covered parking space, adding comfort and convenience to everyday living.

A Tropical Setting in a Prime Location

The well-maintained residential complex feels like a little oasis, with two generous free-form swimming pools, mature palm trees and beautifully landscaped gardens. It is the kind of setting that invites you to slow down, switch off and make the most of life outdoors.

The location is equally appealing. The Real Club de Pádel and several minimarkets are just a minute's walk away, while the beach and the glamour, restaurants, boutiques and marina of Puerto Banús are approximately a 15-minute walk away.

Your Marbella Lifestyle Starts Here

Whether you are looking for a sun-filled holiday home, a relaxing escape from the everyday or a property to enjoy with family and friends, this apartment combines generous outdoor living, tropical surroundings and a highly desirable Marbella location.

Come for the views. Stay for the lifestyle. Make Marbella your own.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Utility Room
WiFi

Orientation
South

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Garden
Pool

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

Condition
Good

Pool
Communal

Furniture
Optional

Kitchen
Fully Fitted

Garden
Communal
Landscaped

Security
Gated Complex
Entry Phone

Parking
Garage
Private
Covered

Utilities
Electricity
Drinkable Water

Category
Holiday Homes
Investment
Resale