# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**829,000 €**

**Reference:** R5024389   **Bedrooms:** 3   **Bathrooms:** 3   **Plot Size:** 80m$^2$   **Build Size:** 114m$^2$   **Terrace:** 25m$^2$

# Costa del Sol, Nueva Andalucía

Welcome to this fantastic ground floor duplex apartment in Nueva Andalucía with walking distance to all amenities!

This property is situated within a gated community and offers 3 bedrooms and 3 bathrooms.

Upon entering, you&apos;re greeted by a spacious open-plan living and dining area, which is bathed in natural light due to its east-facing orientation, perfect for catching the morning sun. Large sliding glass doors lead directly out to a private terrace overlooking the gardens and La Concha mountain.

On this level you will also find the modernized kitchen, the master bedroom with its en-suite bathroom and closet as well as the second bedroom and another bathroom.

A staircase leads down to the lower floor where you will find a cinema room and a bathroom. Here is also a spacious bedroom with a large closet.

One of the standout features of this duplex is the private garage, offering space for one vehicle and additional storage, directly accessible from the apartment for ultimate convenience.

The gated community itself is lush with beautifully maintained gardens, where winding paths lead to the community pool, providing a peaceful escape.

Walking distance to all amenities.

Welcome!

# Features:

| Features | Orientation | Climate Control |
|---|---|---|
| Covered Terrace | East | Air Conditioning |
| Near Transport | | |
| Private Terrace | | |
| Storage Room | | |
| Ensuite Bathroom | | |
| Marble Flooring | | |
| Fitted Wardrobes | | |

| Views | Setting | Condition |
|---|---|---|
| Mountain | Close To Golf | Excellent |
| Garden | Close To Port | |
| | Urbanisation | |
| | Close To Sea | |
| | Close To Shops | |
| | Close To Town | |
| | Close To Schools | |

| Pool | Furniture | Kitchen |
|---|---|---|
| Communal | Fully Furnished | Fully Fitted |

| Garden | Security | Parking |
|---|---|---|
| Communal | Gated Complex | Garage |
| Private | | Private |