



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

**415,000 €**

Reference: R5159125    Bedrooms: 3    Bathrooms: 2    Build Size: 93m<sup>2</sup>    Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**HIGHLIGHTS** Bright ground-floor apartment fully renovated in 2022, located in the heart of the exclusive Golf Valley in Nueva Andalucía. This property combines a privileged location with contemporary design, offering a unique lifestyle in one of Marbella's most sought-after areas. With three spacious bedrooms, two modern bathrooms, and a private terrace adapted for year-round enjoyment, it represents an exceptional opportunity either as a residence or an investment on the Costa del Sol. **INTRODUCING THE PROPERTY** The apartment is part of a small and secure residential complex of just 10 homes, ensuring privacy and exclusivity. Surrounded by some of the region's most prestigious golf courses, such as Los Naranjos, Aloha, and Las Brisas, its location makes it the ideal choice for families and golf enthusiasts alike. In addition, Puerto Banús, with its vibrant selection of luxury boutiques, international dining, and sandy beaches, is just a short drive away. **EXTERIOR** The spacious private terrace is one of the property's main highlights, partly transformed into a dining area and outdoor kitchen, making it perfect for year-round use. This inviting outdoor space is ideal for relaxing in a peaceful environment or for entertaining guests, all while enjoying Marbella's privileged climate. **INTERIOR** The interior stands out for its brightness and functionality. The open-plan layout seamlessly integrates a welcoming living and dining area with direct access to the exterior, creating a fluid connection between indoor and outdoor living. The master suite features direct access to the terrace and a private en-suite bathroom, offering comfort and privacy. The residential complex provides a safe and exclusive environment with a private garden and communal swimming pool, perfect for relaxation and family life. Thanks to the reduced number of neighbors, residents enjoy a tranquil and select atmosphere, rarely found in other areas of Nueva Andalucía. This ground-floor apartment, ready to move into, is ideal both as a permanent residence and as a high-yield investment. Its excellent condition, prime location, and the prestige of the area make it a true gem within Marbella's real estate market.



## Features:

### Features

Covered Terrace

Near Transport

### Setting

Close To Golf

Close To Sea

Close To Shops

Close To Town

Close To Schools

### Garden

Communal

### Orientation

East

### Condition

Good

### Views

Garden

### Pool

Communal