



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

869,000€

Reference: R5209249

Bedrooms: 3

Bathrooms: 2

Build Size: 150m<sup>2</sup>

Terrace: 50m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Experience the true Marbella lifestyle in this exclusive ground-floor residence, located in one of the most prestigious and sought-after areas of Nueva Andalucía. This elegant property blends luxury, comfort, and privacy in a serene and refined setting, just minutes from Puerto Banús, world-class golf courses, and the best beaches of the Costa del Sol. With 200 m² in total (150 m² of interior space plus 50 m² across two spacious terraces), the apartment has been thoughtfully designed with high-quality materials and attention to detail. It offers three generous bedrooms and two bathrooms (one en suite), featuring marble floors and bathrooms that add a touch of elegance and sophistication. The open-plan living and dining area flows seamlessly onto the terraces, creating bright, inviting spaces perfect for relaxing, entertaining, or simply enjoying Marbella's year-round sunshine. The gated community offers beautiful tropical gardens, a communal swimming pool, and 24-hour security, ensuring an exclusive and peaceful environment. The property also includes a private parking space, storage room, air conditioning, and built-in wardrobes for added convenience. Its location is unbeatable: just minutes from Puerto Banús, international schools, boutique shops, fine dining, and all essential amenities, making it ideal as a permanent residence or a luxurious second home. A true gem in the heart of Nueva Andalucía, perfect for those who value quality of life, elegance, and the convenience of living in one of Marbella's most iconic residential areas.





## **Features:**

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

Lift

**Near Transport Private Terrace** Storage Room **Ensuite Bathroom** Marble Flooring 24 Hour Reception **Fitted Wardrobes** 

Access for people with reduced

mobility

Pool

**Views Setting** Condition Garden Close To Golf Excellent

> Urbanisation Close To Shops Close To Town Close To Schools

**Pool Furniture** Kitchen Communal Not Furnished **Fully Fitted** Garden Security **Parking** Communal **Gated Complex** Underground **Private** 24 Hour Security Garage

Landscaped

**Utilities** Category

**Holiday Homes** Electricity

Drinkable Water Golf Telephone Luxury Resale