



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

**475,000 €**

Reference: R5320042   Bedrooms: 3   Bathrooms: 2   Plot Size: 31m<sup>2</sup>   Build Size: 163m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Beautiful and spacious 3-bedroom ground floor apartment located in Nueva Andalucía, Marbella. Set within a well-maintained and highly desirable community, the property is within walking distance of local amenities and the renowned Real Club de Pádel. The apartment comprises a spacious and bright living room, an upgraded fully fitted kitchen, and three large double bedrooms. The master bedroom features an en-suite bathroom, while the two additional bedrooms share a well-appointed family bathroom. South-facing, the property enjoys sunshine throughout the day, with a generous terrace and private garden that offers direct access to the communal areas. The development boasts two swimming pools, perfect for enjoying Marbella's exceptional climate year-round.

The apartment also includes an underground parking space, storage room and represents an excellent opportunity in one of Marbella's most sought-after areas. Just a 20-minute walk to Puerto Banús and its beautiful beaches, this is an ideal permanent residence, holiday home, or investment property in a prime location.



## Features:

### Features

Covered Terrace

Private Terrace

### Views

Garden

### Pool

Communal

### Garden

Communal

Private

### Category

Luxury

Resale

### Orientation

South

### Setting

Close To Port

### Furniture

Not Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground