

**Ground Floor Apartment for sale in Marbella, Marbella****450,000 - 895,000 €**Reference: R4953946   Bedrooms: 1 - 3   Bathrooms: 1 - 3   Build Size: 38m<sup>2</sup> - 115m<sup>2</sup>



## Costa del Sol, Marbella

Discover unparalleled luxury with this development, an exclusive development of villas and apartments in Nueva Andalucía, Marbella. This innovative concept combines private residence ownership while enjoying top premium hotel services. Located in a prime location in Marbella on the Costa del Sol, this project offers a unique lifestyle investment, surrounded by sunshine, beaches, and a vibrant social scene. Get a benefit of an estimated 8% annual return by having your rental managed by a professional operator during the time you are not using it. This is a unique opportunity for buyers looking for investment property. With the government making it harder to rent out residential properties for holiday rentals, our project is not affected. You own the property and can enjoy returns of around 8% per year, plus we manage the rentals entirely on your behalf! This project features 43 units ranging from 1 to 6 bedrooms, designed to maximize space and natural light. Each apartment and villa is equipped with the latest amenities, ensuring a luxurious and comfortable environment. The common areas include green spaces, swimming pools, gym, spa, coworking, and a restaurant, meeting all the daily needs of residents and enhancing their quality of life. Owning at the development means enjoying a privileged setting with access to golf courses, exclusive brand stores, and Michelin-starred restaurants. Its strategic location allows quick access to the beach and Puerto Banús, making it ideal for both living and investing. With an estimated annual investment return of around 8%, this project offers both a luxurious life and a smart investment.

**Features:**

Features	Views	Setting
Private Terrace	Sea	Close To Golf
Ensuite Bathroom	Panoramic	Close To Sea
Solarium	Garden	Close To Shops
Gym	Pool	Close To Town
Games Room		Close To Schools
Restaurant On Site		Close To Marina
Condition	Pool	Kitchen
New Construction	Communal	Kitchen-Lounge
	Private	
Garden	Parking	Category
Communal	Garage	New Development
Private	Private	