

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

425,000 €

Reference: R4890286    Bedrooms: 2    Bathrooms: 2    Plot Size: 65m<sup>2</sup>    Build Size: 86m<sup>2</sup>    Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this charming groundfloor apartment located in the gated complex , just a 10 minute walk from the world-renowned Puerto Banús. Offering 24-hour security, the property is perfectly situated for those seeking tranquility while being close to the vibrant marina, luxurious yachts, and exciting activities.

### Property Features:

- **Spacious Living Space:** The apartment features a bright living and dining area that seamlessly connects to a covered terrace enclosed with high-quality windows. This clever design enlarges the living space, creating a cozy and versatile extension of the main salon.
- **Private Garden:** Enjoy your own private garden adorned with mature lemon and orange trees, a true Mediterranean delight. A thoughtfully designed lounge area within the garden invites you to relax and savor outdoor living.
- **Accommodation:** The property boasts 2 bedrooms and 2 bathrooms, offering comfort and privacy.
- **Modern Kitchen:** The fully fitted kitchen includes a convenient laundry room, providing practicality for everyday living.
- **Parking:** A designated parking space in the communal garage ensures convenience and security.

### Community Amenities:

The complex is surrounded by lush subtropical gardens, creating a serene atmosphere. Residents enjoy access to a large swimming pool and paddle courts, perfect for relaxation and recreation.

With its prime location, well-appointed features, and private garden oasis, this apartment is an excellent choice for a rental investment or as a delightful home near the heart of Puerto Banús.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Tennis Court  
Utility Room

### Views

Mountain  
Garden  
Pool

### Pool

Communal

### Garden

Communal  
Private

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
Communal