# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

# 420,000 €

**Reference:** R4846390  **Bedrooms:** 2  **Bathrooms:** 2  **Build Size:** 76m$^2$  **Terrace:** 7m$^2$

# Costa del Sol, Nueva Andalucía

This charming ground floor apartment, located in a prestigious urbanization, offers a privileged location just minutes away from Puerto Banús. Perfect for both permanent residence and those looking for a profitable investment, this flat combines comfort, style and excellent quality of life.

The property has two bedrooms and two bathrooms. Both bedrooms include fitted wardrobes, while the two bathrooms are designed with modern finishes and offer all the necessary comfort. A fully equipped kitchen facilitates daily chores, along with a separate laundry room. The spacious living room, full of natural light, leads out onto a spacious terrace, ideal for enjoying outdoor moments with family or friends.

The urbanization offers exceptional communal amenities. Its extensive gardens are perfect for strolling and relaxing, and the two large swimming pools allow you to enjoy the good weather of the Costa del Sol. For sports enthusiasts, paddle tennis courts are available and there is a children&apos;s play area for the youngest members of the family. Furthermore, the complex is equipped with 24-hour security, which guarantees peace of mind and protection at all times.

The flat includes private parking and there is also communal parking for the convenience of residents and their guests.

Located in a high demand urbanization with easy access to the main roads, this apartment is not only ideal to enjoy all year round, but it is also an excellent option as an investment, thanks to its high profitability and the growing demand in the area.

# Features:

| **Features** | **Climate Control** | **Setting** |
| --- | --- | --- |
| Covered Terrace | Air Conditioning | Close To Port |
| Private Terrace | | Urbanisation |
| Fitted Wardrobes | | Close To Sea |
| Paddle Tennis | | Close To Shops |
| | | Close To Town |

| **Condition** | **Pool** | **Kitchen** |
| --- | --- | --- |
| Good | Communal | Fully Fitted |
| **Garden** | **Security** | **Parking** |
| Communal | 24 Hour Security | Private |
| | | Open |
| | | Communal |