



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

**897,500 €**

Reference: R5002039   Bedrooms: 3   Bathrooms: 2   Plot Size: 35m<sup>2</sup>   Build Size: 104m<sup>2</sup>   Terrace: 30m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Your tranquil retreat in Nueva Andalucia, just a short walk from everything you need!

This beautifully renovated ground floor apartment features 3 bedrooms and 2 bathrooms, with updates carried out down to the last detail—including new electrical systems and air conditioning. Set in a gated community with stunning sea views, this apartment is truly one of a kind.

Upon entering, you're welcomed by a spacious open-plan kitchen and lounge area. The modern kitchen boasts a large 3m long island with seating for six and is fully equipped with top-of-the-line appliances. It flows seamlessly into the stylish lounge, which comes fully furnished. From here, you can take in the breathtaking views of the sea and Gibraltar right from the sofa or step out onto the covered terrace, facing southwest.

There are two guest bedrooms that share a sleek bathroom with a walk-in shower, while the third bedroom is a thoughtfully designed master suite. The master includes built-in wardrobes and a semi-open en-suite bathroom, along with direct access to the covered terrace.

The terrace offers panoramic views of the Mediterranean, Gibraltar, and even Morocco. Thanks to its ideal southwest orientation, you can enjoy some of the most stunning sunsets Nueva Andalucia has to offer.

The gated community features a large swimming pool with a lifeguard on duty in the summer, along with seasonal security. The lush gardens are meticulously maintained by two full-time gardeners, and there's an on-site concierge available on weekdays.

The location is exceptionally convenient: the closest supermarket is just a 5-minute walk away, the beach is 15 minutes on foot, Centro Plaza is also 15 minutes, and Puerto Banus is a 20-minute walk.

Two underground parking spaces are included, along with elevator access.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Mountain  
Country  
Garden

### Pool

Communal

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

West  
South West

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated  
New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
More Than One