



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

**960,000 €**

Reference: R5032384    Bedrooms: 3    Bathrooms: 2    Build Size: 162m<sup>2</sup>    Terrace: 24m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Discover this beautifully renovated elevated ground-floor apartment in offering the perfect blend of comfort, style, and unbeatable location. With a closed built area of 162 m<sup>2</sup> and 24 m<sup>2</sup> of terraces, this bright and modern home is ideal for families, second-home seekers, or investors.

The apartment features three spacious bedrooms and two fully renovated bathrooms, designed with quality finishes throughout. The south/west-facing orientation allows natural light to pour in, creating a warm and inviting ambiance. Inside, the home has been fully updated, including a new heating and cooling system, along with top-tier electrical appliances from El Corte Inglés, all under guarantee.

Situated in a gated community with 24/7 security, the apartment includes private parking and enjoys access to tropical communal gardens and four swimming pools, perfect for year-round enjoyment.

What makes this property even more appealing is its short-term rental license, making it an excellent investment opportunity with immediate income potential.

The location couldn't be more ideal—just steps from cafés, restaurants, shops, a gym, a bank, and the popular Saturday market. Families will love the proximity to children's playgrounds, top schools, and public transport. You're also within walking distance of the port, beach, and all that the Mediterranean coast has to offer. The apartment even benefits from partial sea views, adding a touch of coastal charm to your everyday living.

Whether you're looking for a stylish permanent residence, a holiday escape, or a high-performing rental investment, this move-in-ready apartment has it all.



## Features:

### Features

Near Transport

Storage Room

### Views

Sea

Garden

Street

### Pool

Communal

### Security

Gated Complex

24 Hour Security

Alarm System

### CO2 Emission Rating

B

### Orientation

South East

### Setting

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

### Furniture

Fully Furnished

### Parking

Communal

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Garden

Communal

### Energy Rating

B