



## Ground Floor Apartment for sale in Marbella, Marbella

375,000 €

Reference: N7708   Bedrooms: 2   Bathrooms: 2   Build Size: 99m<sup>2</sup>   Terrace: 6m<sup>2</sup>





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## Costa del Sol, Marbella

**NEW BUILD APARTMENTS IN NUEVA ANDALUCIA** New Build residential of apartments and penthouses located in Nueva Andalucía, just a few minutes from Puerto Banús and San Pedro Alcántara, Marbella. A magnificent building with a modern style and avant-garde architectural details, such as its peak shape in the corner of the building, with high quality finishes that guarantee the total satisfaction and maximum comfort of the residents. The building continues the line of the previous development, so it integrates perfectly into the visual of the area with top quality finishes and modern design. Modern residential has a gymnasium, chill-out area and a spectacular swimming pool on the roof of the building with unbeatable views of the sea and the mountains. The ideal place to enjoy a good swim and relax with the views. Also excellently connected by road and public transport. Individual mailboxes located in the entrance hall. Lifts with capacity for 6 people, with speed 1 m/s and telescopic opening doors. Electronic video intercom, with wall plate on each staircase, equipped with call button with micro-speaker on the outside and door opening mechanism for the entrance doors controlled from the homes. Swimming pools on the roof of the building. Large communal areas on the ground floor and roof. Excellent location with panoramic views of the coast. Residential located just 5 minutes from the beach and several golf courses, also enjoying excellent panoramic views of the coast and all the comforts of a luxury home, while maintaining an affordable price. Your dream home for you and your family is in a recently created neighbourhood in full expansion, surrounded by all the services you may need: schools, institutes, sports areas, parks, shops... all within walking distance. Less than 5 minutes by car from your home you will find shopping centres, beaches, restaurants, cinemas, leisure and entertainment... In Nueva Andalucía, Marbella, a strategic area located 5 minutes drive from San Pedro Alcántara and Puerto Banús.



## Features:

### Features

Gym

Useable Build Space: 89 Msq.

Beach: 2500 Meters

Parking - Space

Near Commercial Center

Terrace: 6 Msq.

Near bus route

Communal Pool

Gated

Near Schools

Air Conditioning: Yes

Elevator/Lift

Location: Coastal, Urbanisation

Double Bedrooms: 2

### Energy Rating

B

### CO2 Emission Rating

B