



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

422,000 €

Reference: R5196880 Bedrooms: 3 Bathrooms: 2 Build Size: 93m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

You feel the garden from the very first step. As soon as you enter, the living room opens up and leads to the integrated kitchen—perfect for cooking while chatting. At the far end, the glass-walled dining room steals the show: its full folding glass doors open completely and connect the terrace with the lawn and the pool; so, sunny breakfasts, summer naps and long dinners flow indoors and out as one single space.

Then, a hallway separates the night area: three quiet, bright bedrooms; the main one, en-suite, ensures privacy. Afterwards, the second bathroom—refurbished with a walk-in shower and clean lines—serves the other two bedrooms. Moreover, ceramic floors make daily life easy and air conditioning in the day area guarantees comfort all year round; as an extra, security grilles on the exterior windows add peace of mind without giving up the light.

Finally, from your raised terrace you go down a few steps and walk straight into the community garden with palm trees and a swimming pool—a serene setting to read, play or work remotely in the open air. And, when you step outside the complex, the location is outstanding: a residential street in Nueva Andalucía, a short stroll from Puerto Banús and Centro Plaza, with amenities, restaurants and supermarkets just minutes away on foot; plus, by car you reach the Golf Valley (Aloha, Las Brisas, Los Naranjos), international schools and the A-7/AP-7 access in no time.

In short, a ground-floor home that blends indoor and outdoor living in one of Marbella's best-situated areas. Shall we view it?



## Features:

### Features

Near Transport  
WiFi  
Access for people with reduced mobility

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning  
Cold A/C  
U/F/H Bathrooms

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Communal

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Telephone