



# Ground Floor Apartment in Nueva Andalucía

Price € 895,000

Bedrooms	3
Bathrooms	3
Build Size	124 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Plot Size	158 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Paddle Tennis
- ✓ Marble Flooring
- ✓ Near Transport
- ✓ Storage Room
- ✓ Private Terrace
- ✓ Utility Room

## FURNITURE

- ✓ Not Furnished

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Private

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This outstanding ground floor apartment is ideally located in the prestigious Malambo Urbanisation of Nueva Andalucía, Marbella, Malaga. Newly refurbished to a high standard throughout, the property delivers an exceptional combination of modern interiors and superb amenities, making it one of the most appealing choices in the area. The Malambo complex is renowned for its unbeatable central location, set just opposite Central Plaza and only a five-minute stroll to the vibrant Puerto Banús, offering a lifestyle marked by convenience and comfort.

With a built area of 124m<sup>2</sup> and a generous 34m<sup>2</sup> south-facing terrace, the apartment enjoys ample natural light and direct sea views. Internally, it features three spacious double bedrooms, each boasting en suite facilities, fitted wardrobes, and a beautifully appointed open-plan kitchen, dining, and living area. High-quality marble floors extend throughout, while air conditioning ensures comfort in every season. Additional practical benefits include a utility room and a storage room, enhancing the usability of the home.

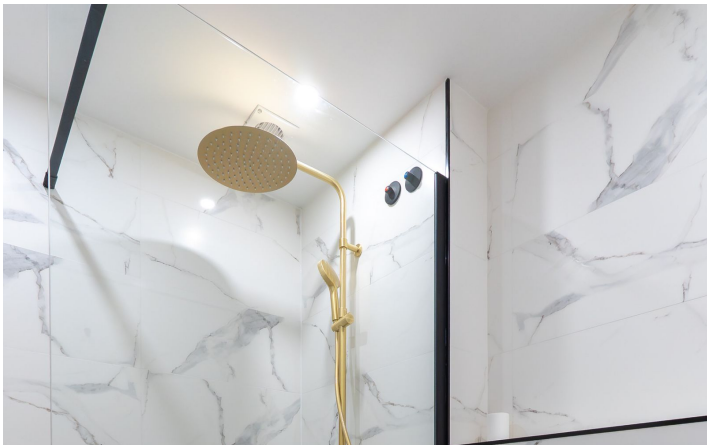
The apartment is set within a secure, gated community amidst meticulously maintained gardens. Residents have access to two communal swimming pools—one designed specifically for adults and another for children—as well as tennis and paddle courts. The private garage parking included adds both ease and security to everyday living.

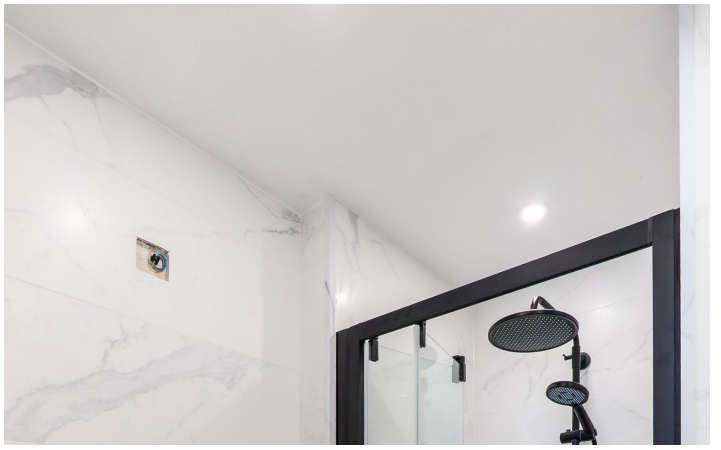
Offering proximity to a wide range of local amenities, including shops, restaurants, schools, golf courses, and the coastline, this apartment is also conveniently close to public transport and the town centre. Presented in excellent condition and currently unfurnished, it provides a versatile opportunity for either permanent residence or an investment in a highly desirable Marbella address.

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# GALLERY







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