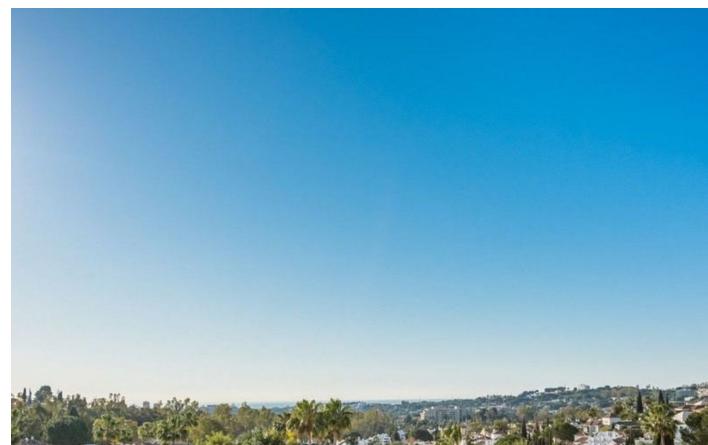


Reference: R5209249



WWW.VIVI-REALESTATE.COM
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Ground Floor Apartment in Nueva Andalucía

Price **€ 869,000**

Bedrooms	3
Bathrooms	2
Build Size	150 m²
Terrace	50 m²
Plot Size	200 m²

SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

ORIENTATION

- ✓ South

CONDITION

- ✓ Excellent

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Garden
- ✓ Pool

FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ 24 Hour Reception

FURNITURE

- ✓ Not Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Private
- ✓ Landscaped

SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

PARKING

- ✓ Underground
- ✓ Garage

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Golf
- ✓ Holiday Homes
- ✓ Resale
- ✓ Luxury

Experience the true Marbella lifestyle in this exclusive ground-floor residence, located in one of the most prestigious and sought-after areas of Nueva Andalucía. This elegant property blends luxury, comfort, and privacy in a serene and refined setting, just minutes from Puerto Banús, world-class golf courses, and the best beaches of the Costa del Sol.

With 200 m² in total (150 m² of interior space plus 50 m² across two spacious terraces), the apartment has been thoughtfully designed with high-quality materials and attention to detail. It offers three generous bedrooms and two bathrooms (one en suite), featuring marble floors and bathrooms that add a touch of elegance and sophistication.

The open-plan living and dining area flows seamlessly onto the terraces, creating bright, inviting spaces perfect for relaxing, entertaining, or simply enjoying Marbella's year-round sunshine.

The gated community offers beautiful tropical gardens, a communal swimming pool, and 24-hour security, ensuring an exclusive and peaceful environment. The property also includes a private parking space, storage room, air conditioning, and built-in wardrobes for added convenience.

Its location is unbeatable: just minutes from Puerto Banús, international schools, boutique shops, fine dining, and all essential amenities, making it ideal as a permanent residence or a luxurious second home.

A true gem in the heart of Nueva Andalucía, perfect for those who value quality of life, elegance, and the convenience of living in one of Marbella's most iconic residential areas.

[View Property Online](#)

GALLERY



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