

Reference: R4988542



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# Ground Floor Apartment in Nueva Andalucía

Price € 775,000

Bedrooms	<b>3</b>
Bathrooms	<b>3</b>
Build Size	<b>124 m<sup>2</sup></b>
Terrace	<b>37 m<sup>2</sup></b>
Plot Size	<b>161 m<sup>2</sup></b>

## SETTING

- ✓ Town
- ✓ Commercial Area
- ✓ Village
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Pool
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ 24 Hour Security

**PARKING**

✓ Underground      ✓ Covered      ✓ Street

**UTILITIES**

✓ Electricity      ✓ Drinkable Water      ✓ Telephone

**CATEGORY**

✓ Investment      ✓ Luxury

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## Exclusive Ground-Floor Apartment in Aldea Blanca, Nueva Andalucía

Discover this spectacular corner ground-floor apartment located in the prestigious Aldea Blanca urbanization, in the heart of Nueva Andalucía. With a surface area of 161 m<sup>2</sup>, this home offers the perfect combination of spaciousness, brightness, and privacy. Thanks to its direct access from the entrance of the urbanization and its prime location next to the pool, it gives the feeling of living in an independent house.

### Layout and Main Features

3 spacious and bright bedrooms, perfect for relaxation.

3 full bathrooms, offering comfort for the whole family.

Independent living room, a large and cozy space ideal for gatherings and relaxation.

South-facing orientation, ensuring natural light throughout the day.

Hot/cold air conditioning, providing comfort all year round.

Private parking space included, offering convenience and security.

### Privacy and Exclusive Setting

The privileged location of this apartment within Aldea Blanca makes it truly unique. Being on a corner and right next to the pool, it enjoys extra privacy and a garden-like environment, creating a peaceful and exclusive atmosphere. Its layout and position give it the feeling of a standalone house within the urbanization.

### Services and Communal Areas

Aldea Blanca is one of the most exclusive urbanizations in Nueva Andalucía, known for its security, elegance, and quality of life. Among its numerous services, you will find:

Extensive tropical gardens, beautifully maintained, offering an oasis of peace and nature.

Multiple communal swimming pools, perfect for enjoying the Costa del Sol sunshine.

24-hour security and concierge service, ensuring privacy and peace of mind.

Water expenses included in the community fees, an added convenience for the owner.

### Prime Location

Located in one of Marbella's best areas, Aldea Blanca offers a strategic location with easy access to all amenities:

Just minutes from Puerto Banús, with its exclusive boutiques, restaurants, and beaches.

Close to supermarkets, international schools, and sports facilities.

Excellent connectivity to Marbella's city center and main roads.

This apartment is a unique opportunity for those seeking a home with all modern comforts, in a luxury urbanization, and with the feeling of having a private garden. Don't miss out—come and visit today!

[View Property Online](#)



## GALLERY







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