

# Ground Floor Apartment in Nueva Andalucía

Price € 545,000

Bedrooms	2
Bathrooms	2
Build Size	154 m <sup>2</sup>
Terrace	1 m <sup>2</sup>
Plot Size	155 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Forest

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Good

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Near Mosque
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Barbeque
- ✓ Near Church
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished
- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ Communal
- ✓ Garage
- ✓ Private
- ✓ Street
- ✓ EV charge point

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Bargain
  - ✓ Investment
  - ✓ Golf
  - ✓ Resale
  - ✓ Holiday Homes
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### Home-Style Ground Floor Apartment with Dual Terraces in Nueva Andalucía's Golf Valley

Set within the peaceful hills of Nueva Andalucía, this private ground floor apartment offers the rare feeling of living in your own home rather than a traditional apartment. Featuring both front and rear terraces, a split-bedroom layout and excellent indoor-outdoor living, it combines privacy, comfort and convenience in one of Marbella's most sought-after locations.

Just 10 minutes from Puerto Banús, the beaches and Marbella's Golden Mile, and only minutes from Los Naranjos, Aloha and Las Brisas Golf, the property enjoys a tranquil setting surrounded by mature gardens and rolling green hills.

The apartment offers 2 bedrooms, 2 bathrooms, a separate kitchen and bright living spaces that flow naturally onto both terraces. The dual outdoor areas provide the perfect spaces for dining, entertaining or simply enjoying Marbella's year-round Mediterranean climate.

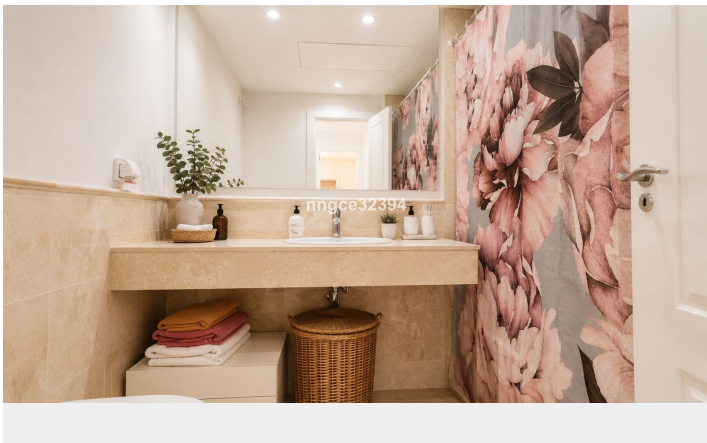
Located within a secure gated community with beautifully maintained gardens, swimming pools, children's play areas, private parking and a storage room, this is an ideal permanent residence, holiday home or investment property in the heart of Marbella's prestigious Golf Valley.

#### Features

- 2 Bedrooms
- 2 Bathrooms
- Front & Rear Terraces
- Split-Bedroom Layout
- Separate Kitchen
- Private Parking
- Private Storage Room
- Gated Community
- Swimming Pools
- Children's Play Areas
- 4-5 Minutes from Los Naranjos, Aloha & Las Brisas Golf
- 10 Minutes to Puerto Banús & Beaches

[View Property Online](#)

# GALLERY







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