



# Ground Floor Apartment in Nueva Andalucía

Price **€ 750,000**

|            |        |
|------------|--------|
| Bedrooms   | 2      |
| Bathrooms  | 2.5    |
| Build Size | 263 m² |
| Plot Size  | 263 m² |

**SETTING**

- ✓ Close To Golf

**POOL**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**CLIMATE CONTROL**

- ✓ Air Conditioning
- ✓ Fireplace

**FEATURES**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Lift
- ✓ Gym
- ✓ Utility Room
- ✓ Fitted Wardrobes
- ✓ Paddle Tennis
- ✓ Marble Flooring

**KITCHEN**

- ✓ Partially Fitted

**GARDEN**

- ✓ Communal

**SECURITY**

- ✓ Gated Complex
- ✓ 24 Hour Security

**PARKING**

- ✓ Private

Discover this elegant two-bedroom elevated ground floor apartment for sale in the sought-after Albatross Hill complex, nestled in the scenic hills of Nueva Andalucía. This exclusive gated community offers a peaceful, secure lifestyle with outstanding amenities, including beautifully landscaped swimming pool areas, an indoor heated pool, a gym, sauna, and a tennis court. Thanks to its elevated position, Albatross Hill provides breathtaking views across the valley and coastline.

The apartment features a spacious open-plan living and dining area complete with a fireplace and direct access to a private terrace that includes both covered and open-air spaces—perfect for enjoying Marbella’s year-round sunshine. The fully fitted kitchen connects to a separate utility room, while both generously sized bedrooms come with en-suite

bathrooms. A guest toilet adds extra convenience for visitors, enhancing the apartment's practical layout.

Ideally located in the heart of the Golf Valley, this property is just minutes from world-class golf courses such as Los Naranjos, Las Brisas, and Aloha. The luxury marina of Puerto Banús, golden beaches, restaurants, shops, and all essential services are just a short drive away, combining tranquility with convenience.

Included in the price are one underground parking space and a private storage room, making this an ideal permanent residence, holiday home, or investment in one of Marbella's most prestigious neighborhoods.

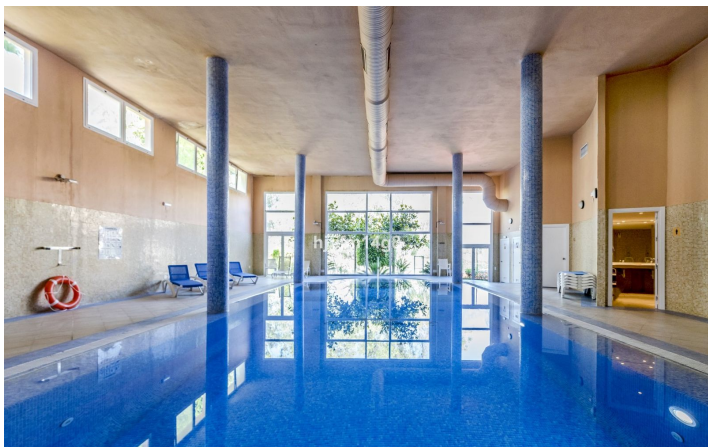
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GALLERY







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