



## Middle Floor Apartment in Marbella

Price **€ 585,000**

Bedrooms	2
Bathrooms	2
Build Size	136 m²
Terrace	47 m²
Plot Size	183 m²

## SETTING

- ✓ Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ☒ Communal                                    ☒ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
  - ✓ Mountain
  - ✓ Country
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Courtyard

## FEATURES

- |                   |                    |   |
|-------------------|--------------------|---|
| ✓ Covered Terrace | ✓ Lift             | ✓ Fitted Wardrobes                        |
| ✓ Near Transport  | ✓ Private Terrace  | ✓ WiFi                                    |
| ✓ Paddle Tennis   | ✓ Tennis Court     | ✓ Storage Room                            |
| ✓ Utility Room    | ✓ Ensuite Bathroom | ✓ Access for people with reduced mobility |
| ✓ Marble Flooring | ✓ Double Glazing   | ✓ Fiber Optic                             |

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ 24 Hour Security
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ More Than One

- ✓ Garage
- ✓ Private

- ✓ Covered

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### Stunning Corner Ground-Floor Apartment in Nueva Andalucía – Marbella's Golf Valley Gem

Discover this spacious and luminous corner apartment in the prestigious Vista Real urbanisation, a secure gated community in Marbella's upscale Nueva Andalucía – the heart of the 'Golf Valley' on the Costa del Sol, renowned for its modern apartments with resort-style amenities including large communal pools, lush gardens, parking, and 24/7 security, offering a peaceful yet convenient lifestyle close to world-class golf courses like Los Naranjos and Aloha. Positioned in the best block for easy access, right next to the 24/7 security gatehouse, this south-facing ground-floor haven enjoys sea views from the terrace and natural light all day, making it ideal for year-round living or as a high-yield investment in a market where Nueva Andalucía properties have seen 10-15% growth in 2025, with similar apartments averaging €550,000-€650,000 and rental yields of 6-11%.

Boasting a practical layout with two double, spacious bedrooms featuring large modern fitted wardrobes, two recently renovated bathrooms with marble tiles and new bathtubs, a fully equipped kitchen recently refreshed with access to a convenient laundry area with washing machine, and a generous living-dining room opening to a 47 m² terrace with all-day sun and partial sea views – perfect for relaxation or entertaining. Premium touches include new air conditioning embedded in false ceilings, ensuring energy efficiency and comfort.

The urbanisation offers impeccably maintained gardens, pools, and a welcoming atmosphere, fostering privacy and community. Sold with two garage spaces and a large storage room, all in the same building, this impeccable property is priced competitively due to a change in plans and urgency – a superb chance for luxurious living near beaches, shops, and Marbella's attractions. Contact us today to arrange a viewing!

[View Property Online](#)

GALLERY







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