

# Ground Floor Apartment in Nueva Andalucía

Price **€ 565,000**

Bedrooms	<b>2</b>
Bathrooms	<b>2</b>
Build Size	<b>99 m<sup>2</sup></b>
Terrace	<b>30 m<sup>2</sup></b>
Plot Size	<b>129 m<sup>2</sup></b>

Exclusive Ground Floor Apartment with Garden in Nueva Andalucía, Steps from Puerto Banús

Discover this outstanding opportunity in one of the most sought-after areas of Nueva Andalucía. This elegant ground-floor apartment with a private garden and terrace combines prime location, comfort, and excellent investment potential in a privileged setting.

The property features 2 spacious en-suite bedrooms, both with abundant natural light and built-in wardrobes, as well as 2 fully renovated bathrooms. The bright and generous living-dining area with a fireplace adds warmth and character, opening onto a charming southeast-facing terrace—perfect for enjoying the sun throughout the day and embracing the Mediterranean lifestyle.

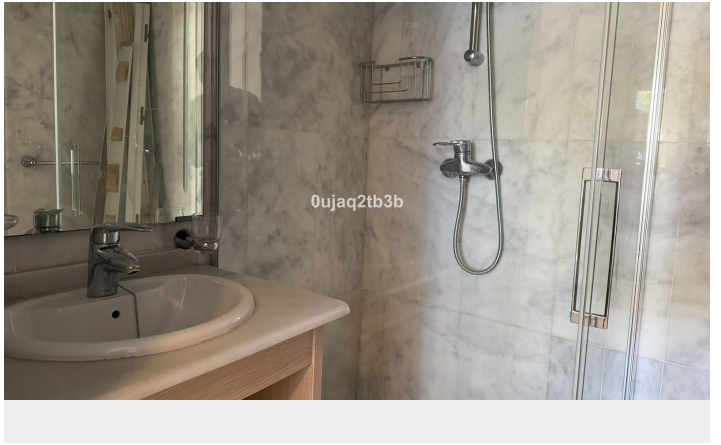
The apartment has been partially renovated and is sold without a kitchen and unfurnished, offering the perfect opportunity to customize it to your personal taste.

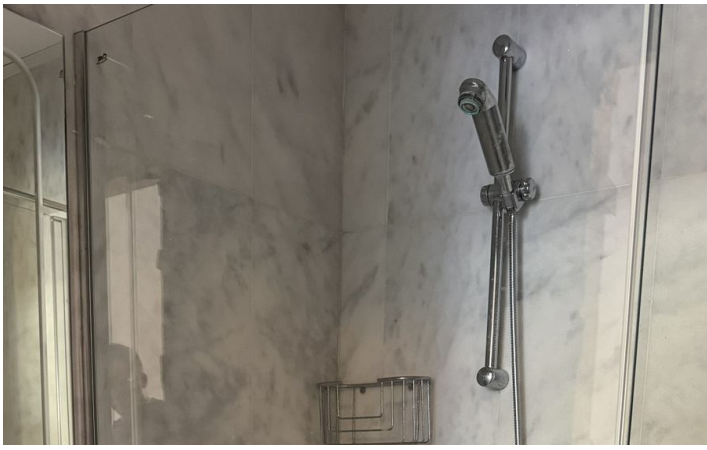
Located within an exclusive gated community with 24-hour security, residents enjoy excellent communal facilities including a large swimming pool, children's pool, tennis court, and beautifully maintained mature tropical gardens. All this in a  and established environment, just a short walk from Puerto Banús, Centro Plaza, beaches, top restaurants, and golf courses, with excellent connections to Marbella and the Golden Mile.

This property is ideal as a permanent residence, a luxury holiday home, or a high-yield investment, as the community allows short-term rentals (tourist license can be obtained).

[View Property Online](#)

# GALLERY







---

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)