



## Ground Floor Apartment in Nueva Andalucía

Bedrooms **4** Bathrooms **2** Built **153m<sup>2</sup>** Terrace **47m<sup>2</sup>**

**R5289007**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**725.000€**

This exceptional 4 bedroom ground floor duplex apartment for sale is located in the highly desirable urbanisation of Andalucía Alta, at the entrance of Nueva Andalucía, one of the most sought-after residential areas in the Marbella area. The property forms part of a well-established and beautifully maintained community, featuring mature landscaped gardens, a children's playground and an attractive communal swimming pool area. Andalucía Alta is particularly appealing to buyers due to its peaceful setting combined with a prime, walkable location close to all amenities, making it an excellent option for both permanent living and investment purposes. The apartment is distributed over two spacious levels and offers a practical and inviting layout designed for comfortable everyday living and entertaining. On the entrance level, a bright open-plan living and dining area connects seamlessly to a fully fitted kitchen, creating a sociable and modern living space. From the living room, there is direct access to the main private terrace, which further leads to a private garden of approximately 30sqm. This outdoor space is ideal for relaxing, sunbathing or enjoying time with family and friends in complete privacy. The kitchen opens onto a second terrace, perfect for outdoor meals. This level also includes a generous master bedroom with en-suite bathroom, a guest bedroom and a separate guest toilet. The lower level offers additional accommodation and living space, featuring a cozy TV room, two double bedrooms and a shared bathroom. This

flexible layout makes the property particularly suitable for families, second-home buyers or investors seeking a property with strong rental potential. The apartment is sold with one designated parking space included in the price, located in the communal garage. From the garage, there is direct access to the property via an elevator, offering added convenience and comfort. A key selling feature of this duplex apartment is its exceptional location. Positioned just a short stroll from Puerto Banus, the beach, supermarkets, restaurants and popular pool clubs, the property allows owners to enjoy a convenient, car-free lifestyle. A supermarket, traditional Spanish tapas bar, steakhouse and gourmet deli are located only 150 metres from the entrance of the urbanisation. Centro Plaza is also within walking distance and offers banks, a wide selection of international restaurants, cafés, hairdressers and shops. With its prime Nueva Andalucia location, private garden, generous living space and excellent communal facilities, this duplex apartment in Andalucia Alta represents a rare opportunity to purchase a high-quality home or a secure investment in the Marbella area.

Barbeque  
Fitted Wardrobes  
Near Transport

Barbeque  
Lift  
Private Terrace

Covered Terrace  
Marble Flooring