



## Ground Floor Apartment in Nueva Andalucía

Bedrooms

**2**

Bathrooms

**2**

Built

**164m<sup>2</sup>**

Terrace

**104m<sup>2</sup>**

**R5298709**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**760.000€**

We are delighted to introduce this ready to move into apartment in Albatross Hill which has been renovated to the highest standard. Impressing with its exceptional design, carefully thought-out refurbishment and beautiful terrace space, this property for rent is in outstanding condition and you simply need to pick up the keys and move in. Albatross Hill is one of our favourite residential developments in Nueva Andalucia, Marbella. As you enter the property, you have the beautiful kitchen on the right-hand side. 268,36sqm total built (apartment + terrace). Completely renovated with top quality appliances throughout and it also features a very convenient breakfast area and separate access to laundry/utility room. To the left, you have the spacious and bright living room which has been renovated to maximise the space effectively. Direct access to the terrace. One of the bedrooms is located to the right, which has also been carefully re-designed so it is now a huge bedroom with two double beds. Both bedrooms have en-suite bathrooms. There is an additional guest toilet in the hallway. To the left is the impressive master bedroom which is beautifully presented with plenty of wardrobe space and renovated bathroom with bath. Direct access to the terrace. This terrace is simply breath-taking, there is both covered space and uncovered spaces to enjoy. In the covered space, there is a very cosy lounge area, fully-equipped modern outdoor kitchen area for outdoor dining and a jacuzzi. Therefore, this unit really offers two living rooms and two

complete kitchens. A true representation of that highly sought after indoor/outdoor living! A few steps down leads to the sunny terrace with grass that is perfect for soaking up the Marbella sunrays! Another added benefit is that there is also a shower on the terrace. Excellent use of the space. Albatross Hill is known for having outstanding facilities on site. For instance, there is a fitness area with gymnasium, sauna, indoor heated pool, a few outdoor swimming pools, manicured gardens and tennis/paddle court. Another important thing to mention is that there is great 24-hour security for that extra peace of mind. In addition, due to its elevated position in the hills of Nueva Andalucia, the residential development has excellent sea and mountain views. The location of Albatross Hill is excellent. If you are a golf lover, you have the renowned golf courses of the Golf Valley surrounding you including Las Brisas, Los Naranjos and Aloha Golf Club. In addition, the residential development is a short drive to everything you could need such as the beach, restaurants, supermarkets, shops and tapas bars. Situated in an ideal location for both golfers and beach lovers!

Barbeque	Barbeque	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Gym	Jacuzzi
Lift	Marble Flooring	Private Terrace
Satellite TV	Sauna	Storage Room
Tennis Court	Utility Room	