



## Ground Floor Apartment in Nueva Andalucía

Bedrooms **2**

Bathrooms **2**

Built **99m2**

Terrace **30m2**

**R5350471**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**565.000€**

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).

Covered Terrace  
Fitted Wardrobes  
Private Terrace

Covered Terrace  
Marble Flooring  
Tennis Court

Ensuite Bathroom  
Near Transport