



## Ground Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **105m<sup>2</sup>** Terrace **25m<sup>2</sup>**

**R5364988**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**550.000€**

Ground Floor Apartment with Private Garden in Altos del Rodeo, Marbella Exceptional ground-floor apartment located in the well-established community, in the sought-after area of Nueva Andalucía, Marbella. This spacious property offers 105 m<sup>2</sup> of interior living space, complemented by a 25 m<sup>2</sup> terrace and an outstanding 140 m<sup>2</sup> private landscaped garden, designed by exterior specialists. The garden provides direct access to the communal areas, creating a seamless indoor-outdoor lifestyle rarely found in apartments. The apartment features 2 bedrooms and 2 bathrooms, with a bright and practical layout. Its east-facing orientation ensures pleasant natural light in the mornings and a comfortable temperature throughout the day. Set within a secure gated development, residents enjoy excellent facilities: Swimming pool Landscaped gardens Recently upgraded children's play areas Paddle tennis court Concierge service and 24-hour security The property is sold with a 15 m<sup>2</sup> storage room and a private parking space suitable for a large vehicle. Property Details Built area: 135 m<sup>2</sup> Interior: 105 m<sup>2</sup> Terrace: 25 m<sup>2</sup> Private garden: 140 m<sup>2</sup> Bedrooms: 2 Bathrooms: 2 Floor: Ground floor (exterior) Lift access Features Private landscaped garden with direct access to communal areas Terrace and balcony Built-in wardrobes Individual heating (hot/cold air pump) Air conditioning Storage room (15 m<sup>2</sup>) Underground parking Location Highlights Ideally situated between Puerto Banús and San Pedro de Alcántara, this property

offers: Walking distance or short drive to beaches and beach clubs Close proximity to shops, restaurants and international schools Easy access to golf courses in Nueva Andalucía Quick connection to Marbella town centre The complex is known for its family-friendly atmosphere, security and excellent location, making it ideal for both permanent living and investment.

Access for people with reduced mobility

Covered Terrace

Fiber Optic

Marble Flooring

Paddle Tennis

Tennis Court

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Near Church

Private Terrace

Utility Room

Barbeque

Ensuite Bathroom

Lift

Near Transport

Storage Room

WiFi