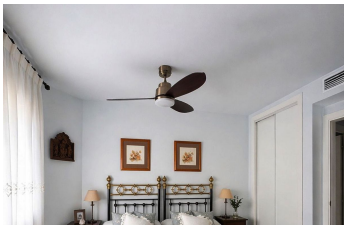
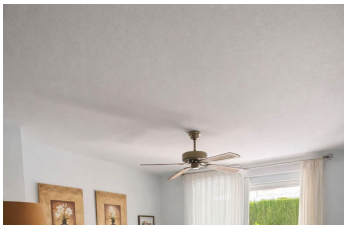
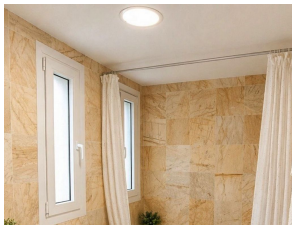
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Ground Floor Apartment in Nueva Andalucía

Bedrooms	**2**	Bathrooms	**2**	Built	**105m2**	Terrace	**25m2**

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 m² of interior living space, complemented by a 25 m² terrace and an outstanding 140 m² 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 m² storage room and a private parking space suitable for a large vehicle. Property Details Built area: 135 m² Interior: 105 m² Terrace: 25 m² Private garden: 140 m² 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 m²) 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	Access for people with reduced mobility	Barbeque
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Lift
Marble Flooring	Near Church	Near Transport
Paddle Tennis	Private Terrace	Storage Room
Tennis Court	Utility Room	WiFi