



## Ground Floor Apartment in Nueva Andalucía

Bedrooms **3** Bathrooms **2** Built **148m2** Terrace **30m2**

**R5442127**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**575.000€**

One of the Best Positioned Apartments in River Garden Opportunities like this rarely come to market. Perfectly positioned in one of Nueva Andalucía's most desirable communities, this spacious three-bedroom apartment enjoys what is arguably one of the finest terrace locations in River Garden. The standout feature is the exceptional terrace. Larger than most within the development, it overlooks the beautifully landscaped tropical gardens, creating a peaceful, private setting to relax, entertain or dine outdoors. Unlike many apartments in the community that face directly onto neighbouring buildings, this home enjoys green views to the communal gardens, giving it a far more open and exclusive feel. There is also a large communal terrace to the front of the property at the entrance. Inside, the apartment offers a bright and spacious layout with three generous bedrooms, two bathrooms and a comfortable open plan living, kitchen and dining area that flows effortlessly onto the terrace, allowing you to enjoy Marbella's indoor-outdoor lifestyle all year round. The apartment comes with underground parking and a storage room. River Garden is one of Nueva Andalucía's most established and sought-after residential communities, renowned for its beautifully maintained gardens, large swimming pool and tranquil atmosphere. Situated in the heart of Marbella's prestigious Golf Valley, the development is surrounded by world-class golf courses including Las Brisas, Los Naranjos and Aloha Golf. One of the biggest advantages of

this location is its walkability. From the apartment you can stroll to the popular Aloha Strip in under 10 minutes, home to a fantastic selection of restaurants, cafés, bars and everyday amenities, allowing you to enjoy vibrant dining and nightlife without needing to drive. Puerto Banús, beautiful sandy beaches, beach clubs, international schools, supermarkets and sports facilities are all just a 5-minute drive away. Apartments with a terrace of this size and position are exceptionally rare within River Garden. Whether you're looking for a permanent home, a lock-up-and-leave holiday property or a smart investment in one of Marbella's most desirable locations, this is a fantastic opportunity to own one of the best-positioned apartments in the entire development.

24 Hour Reception  
Double Glazing  
Private Terrace

24 Hour Reception  
Lift  
Storage Room

Covered Terrace  
Marble Flooring