ALL IN real estates








Ground Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	104m2	Terrace	30m2

R5449960	Ground Floor Apartment	Nueva Andalucía	750.000€

Located in the sought-after residential enclave of Cumbres del Rodeo, in the heart of Nueva Andalucía, this beautifully partly renovated two-bedroom ground-floor apartment offers an exceptional blend of comfort, style, and convenience. Positioned in one of the most desirable areas of Marbella, Nueva Andalucía is renowned for its prestigious golf courses, excellent restaurants, proximity to Puerto Banús, and relaxed Mediterranean lifestyle, making it highly attractive for both permanent living and investment. Cumbres del Rodeo is a well-established gated urbanisation in Nueva Andalucía, appreciated for its peaceful atmosphere, well-maintained communal areas, and excellent location just minutes from beaches, golf courses, international schools, and all essential amenities. The community offers a tranquil residential setting while remaining close to the vibrant lifestyle of Marbella and Puerto Banús. This elegant ground-floor apartment features a bright and spacious open-plan living and dining area with direct access to a covered terrace and private garden, creating a seamless indoor-outdoor flow ideal for entertaining or enjoying Marbella's year-round climate. From the garden, there are pleasant partial sea views, adding to the property's appeal. The apartment includes an independent fully fitted kitchen with a separate utility room, offering both practicality and generous storage. In 2023, the property underwent a comprehensive interior refurbishment, significantly enhancing both design and energy efficiency. The kitchen was

replaced with a contemporary German kitchen by Impuls Küchen, complete with integrated Bosch appliances and custom storage solutions in the utility room. The master bedroom offers direct access to the terrace and features an en-suite bathroom. A second guest bedroom and separate guest bathroom provide comfortable accommodation for family and visitors. The refurbishment also introduced premium climate-control and energy-efficient systems, including a Mitsubishi Electric 10 kW ducted air-conditioning and heating system with Airzone intelligent room-by-room temperature control, as well as a Mitsubishi Electric aerothermal hot water system with a 200-litre storage tank, delivering excellent energy performance and low running costs. The interior has been thoughtfully curated with high-quality European design furniture and refined finishes, creating a warm, contemporary, and timeless aesthetic. Custom teak bathroom vanity units, upgraded lighting throughout, and carefully selected premium materials further elevate the living experience. The property is sold with one private parking space included in the price, equipped with a dedicated Wallbox Pulsar Plus 7.4 kW electric vehicle charging station, adding modern convenience and future-ready functionality. This is a superb opportunity to ?acquire ?a ?stylish, ?move-in-ready ?apartment in Cumbres ?del ?Rodeo, one of the most ?desirable residential ?communities in ?Nueva ?Andalucía, ideal as a ?permanent ?residence, ?holiday ?home, ?or ?investment ?property.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Lift	Marble Flooring	Private Terrace