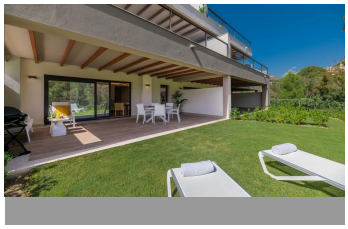
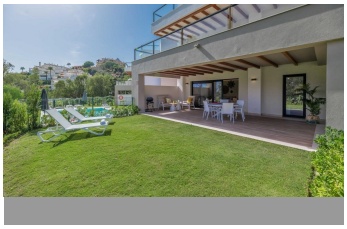
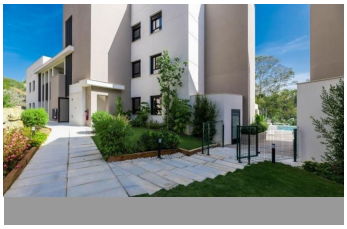
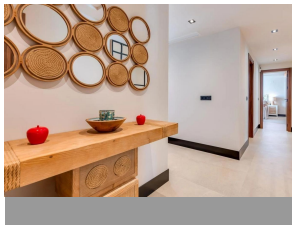
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Ground Floor Apartment in Nueva Andalucía

Bedrooms	3	Bathrooms	2	Built	111m2	Terrace	53m2

R5513263	Ground Floor Apartment	Nueva Andalucía	850.000€

EXCLUSIVE CORNER APARTMENT WITH PRIVATE GARDEN AND TERRACE IN NUEVA ANDALUCÍA, MARBELLA €850,000 | 3 Bedrooms | 2 Bathrooms | 164 m² Built Discover this elegant contemporary apartment in Los Naranjos, one of the most desirable residential areas of Nueva Andalucía, in Marbella's prestigious Golf Valley. Built in 2022, this beautiful corner property combines modern design, privacy, abundant natural light and lovely views of a natural lake. With 164 m² built and 111 m² of usable interior space, the apartment offers three spacious bedrooms, two modern bathrooms, a bright living and dining area, and a fully equipped contemporary kitchen. Its southeast orientation ensures excellent natural light, while the corner position provides additional privacy and a wonderful sense of space. The property is in excellent condition and is sold fully equipped. YOUR PRIVATE MEDITERRANEAN RETREAT The private garden and spacious terrace are among the property's most attractive features. Imagine enjoying your morning coffee in the sunshine, dining outdoors with family and friends, or simply relaxing while admiring the peaceful green surroundings. The gated residential complex also offers beautifully maintained communal gardens and several swimming pools, creating an ideal environment for enjoying the Costa del Sol lifestyle throughout the year. MODERN COMFORT AND PRACTICAL FEATURES The apartment benefits from central air conditioning, mechanical ventilation, LED

lighting, a solar hot water system and lift access. A private underground parking space with pre-installation for electric vehicle charging and a separate storage room are also included. NUEVA ANDALUCÍA — PEACEFUL LIVING CLOSE TO EVERYTHING Los Naranjos is known for its attractive residential atmosphere, green surroundings and proximity to some of Marbella's most prestigious golf courses, including Los Naranjos Golf, Las Brisas and Aloha Golf. The area offers an excellent balance between tranquillity and convenience, with supermarkets, cafés, restaurants, fitness centres, sports clubs and international schools nearby. The glamorous Puerto Banús marina is approximately 5 km away, offering designer boutiques, fine dining, beautiful beaches and a vibrant social scene. Excellent road connections provide easy access to Marbella town centre, San Pedro de Alcántara and the rest of the Costa del Sol. WHO IS THIS PROPERTY PERFECT FOR? An excellent choice for families seeking a modern home with private outdoor space, couples looking for a stylish holiday residence, golf enthusiasts, or international buyers wishing to enjoy the Mediterranean lifestyle. The property's recent construction, desirable location and practical features also make it an attractive option for buyers considering long-term property investment. ADDITIONAL PROPERTY DETAILS Plot size: 80 m² | Orientation: Southeast | Community fees: approx. €350/month | Annual property tax (IBI): approx. €1,144. IMPORTANT: The property is currently rented until 16 ?November ?2026. ?Please ?enquire ?about viewing availability ?and ?rental conditions. A wonderful opportunity to ?own a ?contemporary apartment ?with ?private outdoor space in ?one ?of ?Marbella's ?most ?sought-after ?residential ?locations.

Storage Room

Storage Room