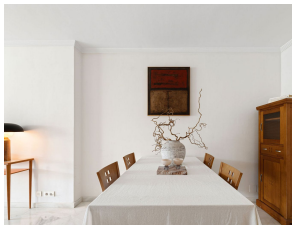
ALL IN real estates





Ground Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	207m2	Terrace	59m2

R5545156	Ground Floor Apartment	Nueva Andalucía	795.000€

Los Granados Golf is an elegant two-bedroom apartment for sale in Las Brisas, Nueva Andalucía, offering two en-suite bathrooms, a guest toilet and 179 m² of total built area, comprising 120 m² of interior living space and a generous 59 m² terrace. Built in 2002 and arranged across a single level, this south-east-facing residence enjoys peaceful views of the landscaped communal gardens and swimming pool. Located within the prestigious frontline golf development of Los Granados Golf, the apartment combines classic Mediterranean architecture with exceptional resort-style facilities, including indoor and outdoor swimming pools, a gym and 24-hour security. The apartment welcomes residents through an elegant entrance hall that leads into a spacious living and dining area. Generous proportions and original marble finishes create a timeless interior, offering an attractive foundation for buyers who appreciate traditional Mediterranean design or wish to introduce their own contemporary style. The living room opens directly onto the impressive 59 m² terrace, one of the property's most appealing features. With ample space for outdoor dining and comfortable lounge furniture, this generous terrace effectively extends the living area outdoors. Its south-east orientation provides pleasant morning sunshine, while views across the beautifully maintained gardens and communal pool create a peaceful setting for breakfast, entertaining or relaxing throughout the year. The kitchen maintains the

apartment's classic character and provides a practical space for everyday cooking. Its existing layout offers the opportunity for personalisation, allowing future owners to adapt the finishes and equipment to their preferences. Both bedrooms are generously proportioned and feature private en-suite bathrooms, ensuring comfort and privacy for residents and guests. The single-level distribution makes the apartment particularly convenient for everyday living, while a separate guest toilet adds practicality when entertaining. Offered unfurnished, Los Granados Golf provides an excellent opportunity to create a personalised residence. The spacious interior, original marble detailing and substantial terrace offer considerable flexibility, whether maintaining the property's traditional elegance or introducing a more contemporary aesthetic. Los Granados Golf is among the most established luxury residential developments in Nueva Andalucía's Golf Valley. Positioned alongside Real Club de Golf Las Brisas, the gated community is characterised by Mediterranean architecture, mature tropical gardens and beautifully maintained communal areas. Its peaceful surroundings and extensive facilities make it especially attractive to buyers seeking privacy, security and convenient access to recreational activities. Residents enjoy access to an outdoor swimming pool surrounded by landscaped gardens, together with a heated indoor pool and a fully equipped gym. The indoor communal facilities have undergone refurbishment, enhancing the development's leisure offering while preserving its established character. A 24-hour security service provides additional peace of mind for both permanent residents and second-home owners. The property also includes an underground parking space, a separate buggy parking space and a private storage room. These practical features are particularly valuable for golf enthusiasts and owners who require secure space for sports equipment or personal belongings. Las Brisas is one of Nueva Andalucía's most desirable residential neighbourhoods, recognised for its prestigious golf courses, spacious private villas and exclusive apartment communities. The area offers a quieter atmosphere than the nearby coastal districts while remaining conveniently connected to restaurants, shopping and everyday services. Golf is central to the neighbourhood's appeal. Real Club de Golf Las Brisas is immediately adjacent to the development, while Aloha Golf Club and Los Naranjos Golf Club are also nearby. Together, these established courses make Nueva Andalucía's Golf Valley one of the most attractive residential destinations for golfers on the Costa del Sol. The surrounding area offers a selection of restaurants and cafés, including Magna Café, known for its elevated setting and views. The Aloha commercial area provides additional dining options and everyday conveniences, while Centro Plaza offers shops, restaurants and a popular weekly market. Puerto Banús is a short drive away, providing access to its marina, international boutiques and El Corte Inglés department store. The beaches of Puerto Banús and Nueva Andalucía are also within convenient driving distance, offering sandy stretches of coastline, beach clubs and waterfront restaurants. Families considering the property for year-round living have access to international schools, including Aloha College and Swans International School. Sporting activities extend beyond golf, with nearby tennis and padel facilities, while the surrounding hills provide opportunities for hiking and outdoor recreation. Road connections via the A-7 and AP-7 allow convenient travel along the coastline and towards Málaga Airport. Although public transport serves parts of Nueva Andalucía, a private vehicle is generally the most practical option for daily journeys from Las Brisas. Los Granados Golf offers a compelling opportunity to acquire a spacious apartment within one of Nueva Andalucía's most established frontline golf communities. Its generous 59 m² terrace, two en-suite bedrooms and classic Mediterranean interiors provide an excellent foundation for a comfortable permanent residence or second home. Combined ?with ?beautifully ?maintained ?gardens, ?indoor and outdoor ?swimming ?pools, a gym and 24-hour ?security, the ?property offers ?a ?desirable balance of privacy, ?convenience ?and

?resort-style ?living ?in ?Las ?Brisas.

Double Glazing	Double Glazing	Ensuite Bathroom
Gym	Lift	Storage Room