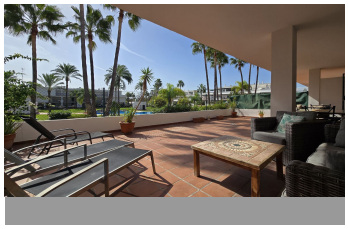
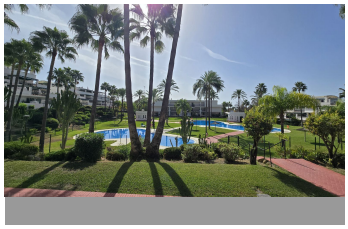
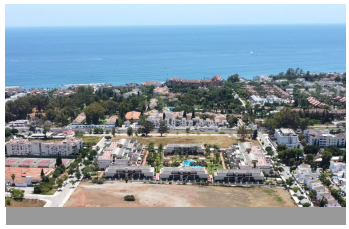
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Ground Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	100m2	Terrace	60m2

R5516704	Ground Floor Apartment	Nueva Andalucía	470.000€

MARBELLA I NUEVA NADALUCIA I PUERTO BANUS Your Mediterranean Escape: Sun-Drenched Terrace, Tropical Gardens & Pool Views Some properties simply tick the boxes. Others make you imagine yourself already living there. This is one of them. Picture slow Mediterranean mornings, breakfast on your enormous south-facing terrace, palm trees swaying in the breeze, and uninterrupted views across lush tropical gardens and sparkling swimming pools. Add Marbella's sunshine, the beach and the vibrant lifestyle of Puerto Banús, and you have all the ingredients for your perfect holiday home. If you have been searching for a property with character, outdoor space and a wonderful setting, your search may just be over. Located in the sought-after area of Nueva Andalucía, Marbella, this south-facing apartment offers an exceptional opportunity to enjoy the Costa del Sol lifestyle, whether as a holiday retreat, a second home or a smart addition to your property portfolio. A Terrace That Changes Everything The highlight of this property is undoubtedly its exceptionally spacious, south-facing terrace, overlooking the community's beautiful tropical gardens and swimming pools. With direct access from both bedrooms, the kitchen and the living room, the terrace becomes a natural extension of the entire home — perfect for leisurely breakfasts, sun-soaked afternoons, alfresco dining and relaxed evenings with family and friends. Designed for Comfortable Mediterranean Living, the apartment offers a practical

and welcoming layout comprising: Two bedrooms, including a principal bedroom with en-suite bathroom. Two bathrooms in total. A fully fitted kitchen. A bright living and dining area with direct terrace access. An exceptionally large south-facing terrace with lovely pool and garden views. Quality features include marble flooring throughout, air conditioning, fitted wardrobes and a covered parking space, adding comfort and convenience to everyday living. A Tropical Setting in a Prime Location The well-maintained residential complex feels like a little oasis, with two generous free-form swimming pools, mature palm trees and beautifully landscaped gardens. It is the kind of setting that invites you to slow down, switch off and make the most of life outdoors. The location is equally appealing. The Real Club de Pádel and several minimarkets are just a minute’s walk away, while the beach and the glamour, restaurants, boutiques and marina of Puerto Banús are approximately a 15-minute walk away. Your Marbella Lifestyle Starts Here Whether you are looking for a sun-filled holiday home, a relaxing escape from the everyday or a property to enjoy ?with ?family ?and ?friends, ?this apartment combines ?generous ?outdoor living, tropical surroundings and ?a highly ?desirable Marbella ?location. Come ?for the views. Stay ?for ?the ?lifestyle. ?Make ?Marbella ?your ?own.

- Covered Terrace
- Covered Terrace
- Double Glazing
- Ensuite Bathroom
- Fitted Wardrobes
- Lift
- Marble Flooring
- Near Transport
- Private Terrace
- Utility Room
- WiFi