



## Ground Floor Apartment in Nueva Andalucía

Nueva Andalucía

**€ 480.000**

	Estate type:	<b>apartment</b>		Area:	<b>90 m2</b>
	Terrace:	<b>66 m2</b>		Number of bathrooms:	<b>2</b>
	Number of bedrooms:	<b>2</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>—</b>
	Air conditioning:	<b>Yes</b>		Television:	<b>No</b>
	Close to golf courses:	<b>No</b>		Wi-Fi:	<b>No</b>

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella  
Holiday rental licence.

Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m<sup>2</sup> of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses.

The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom.

Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale.

Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned restaurants, designer boutiques, and a wide range of amenities, this apartment is perfect as a holiday home, year-round residence, or investment property in one of Marbella's most sought-after areas.



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