# Ground Floor Apartment in Nueva Andalucía

## €595,000

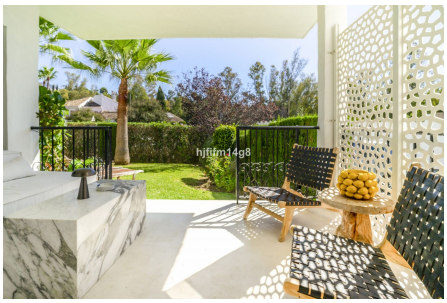
Nueva Andalucía, Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 100 m² | Terrace: 18 m²









## Overview

Discover this beautifully refurbished garden apartment in Nueva Andalucía — an excellent opportunity for those seeking a stylish home or a second residence on the Costa del Sol. Perfectly located in the heart of Marbella's famous Golf Valley, this property combines modern interiors, Andalusian charm, and the comfort of a private garden within a gated community.

The apartment offers three bedrooms and two bathrooms, all thoughtfully renovated with high-quality materials and contemporary finishes.

Inside, you are welcomed by a bright and spacious open-plan layout where the living room, dining area, and fully fitted kitchen flow seamlessly together. Large windows flood the space with natural light, highlighting the modern

design. The sleek, fully equipped kitchen features quality appliances, while a charming fireplace adds warmth and character to the living area.

From the living room, the doors open onto a terrace that leads to a private east-facing garden. This outdoor area is ideal for embracing the Mediterranean lifestyle — whether enjoying morning coffee in the sun, entertaining friends over dinner, or relaxing on peaceful evenings surrounded by greenery.

The property is located in Las Cascadas, a gated community celebrated for its traditional Andalusian architecture, landscaped gardens, and inviting swimming pool. It offers the perfect balance between rustic Spanish charm on the outside and modern comfort within.

Nueva Andalucía is one of Marbella's most desirable residential areas, surrounded by prestigious golf courses such as Aloha Golf, Las Brisas, and Los Naranjos. Within minutes you'll find excellent amenities including international restaurants, supermarkets, and lively bars. Nearby educational options also include Aloha College and Les Roches, both internationally recognized schools. The world-famous Puerto Banús and its sandy beaches are just a short drive away, offering luxury shopping, vibrant nightlife, and seaside leisure.

This property is the perfect choice for anyone searching for a modern apartment with a private garden in Nueva Andalucía. It is equally ideal as a permanent residence or a holiday home — all in an unbeatable location close to golf, amenities, international schools, and the beach.

## Amenities

Setting: Close To Golf
Orientation: East Facing
Condition: Excellent Condition, Recently Renovated
Pool: Communal Pool
Climate Control: Air Conditioning, Fireplace
Views: Mountain Views, Garden Views
Features: Covered Terrace, Fitted Wardrobes, Private Terrace
Kitchen: Partially Fitted Kitchen, Kitchen-Lounge
Garden: Private Garden
Security: Gated Complex
Parking: Communal Parking

## Taxes & Fees

IBI: €702 per year
Rubbish: €185 per year

## Contact

**Purcell Properties**
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5171074_ground-floor-apartment-nueva-andalucia/