

Ground Floor Apartment in Nueva Andalucía

€525,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 90 m² | Terrace: 66 m²



Overview

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

Holiday rental licence approved

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 m² 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.

Amenities

Setting: Close To Golf, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: East

Condition: Excellent

Pool: Communal

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Garden

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Paddle Tennis, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Restaurant On Site

Furniture: Optional

Kitchen: Fully Fitted

Garden: Communal

Security: Gated Complex, 24 Hour Security

Parking: Underground, Communal

Utilities: Electricity, Drinkable Water

Category: Investment, Resale

Taxes & Fees

IBI: €950 per year

Rubbish: €190 per year

Contact

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https://purcellproperties.es/property/R5501983_ground-floor-apartment-nueva-andalucia/