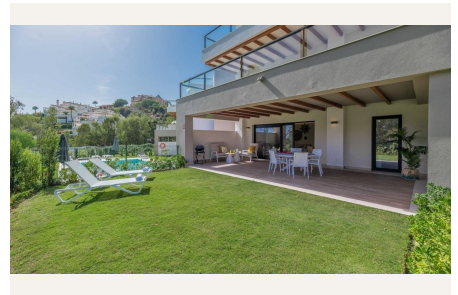
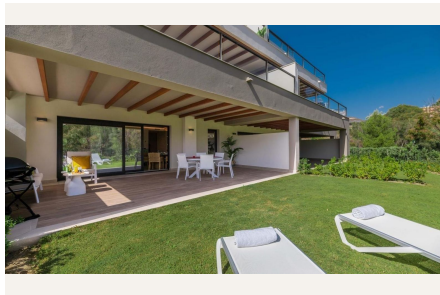


Ground Floor Apartment in Nueva Andalucía

€850,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Plot: 80 m² | Built: 111 m² | Terrace: 53 m²



Overview

EXCLUSIVE CORNER APARTMENT WITH PRIVATE GARDEN & TERRACE IN NUEVA ANDALUCÍA, MARBELLA

€850,000 | 3 Bedrooms | 2 Bathrooms | 164 m² Built | Private Garage & Storage

A sophisticated Marbella home with exceptional outdoor living

Discover this stunning modern corner apartment in one of Nueva Andalucía's most desirable residential settings, right in the heart of Marbella's prestigious Golf Valley.

Built in 2022, this exceptional property combines contemporary architecture, generous interior space and beautiful private outdoor areas, creating an ideal home for those seeking a refined Mediterranean lifestyle — as well as an

attractive opportunity for buyers looking for a high-quality property in a sought-after location.

With 164 m² of built area, 111 m² of useful interior space and an impressive combination of private terrace and garden, this corner residence offers a wonderful sense of space, privacy and connection with its natural surroundings.

Imagine starting the day with coffee outdoors, enjoying open views towards a beautiful natural lake, or spending long afternoons relaxing in the sunshine. This is Marbella living at its best: peaceful, elegant and conveniently connected to everything that makes the Costa del Sol so desirable.

MODERN DESIGN, COMFORT & SPACE

The apartment is presented in excellent, modern condition and is sold fully equipped, allowing you to move in and enjoy it from day one.

The property features:

Three spacious bedrooms

Two contemporary bathrooms

A bright living and dining area

A modern, fully equipped kitchen

Direct access to the private terrace and garden

South-east orientation

Air conditioning with ducted distribution

Mechanical ventilation

LED lighting

Solar-powered hot water system

Lift access

Private underground garage space with pre-installation for an electric vehicle

Private storage room

Every detail contributes to comfortable, practical living, while the corner position and outdoor space make this apartment particularly appealing for anyone who values privacy and open-air living.

PRIVATE OUTDOOR LIVING & EXCLUSIVE COMMUNAL FACILITIES

One of this property's standout features is the opportunity to enjoy both a private garden and a generous terrace — valuable spaces for outdoor dining, entertaining friends or simply unwinding beneath the Mediterranean sun.

The attractive private residential complex also offers beautifully maintained communal gardens and several swimming pools, creating a relaxed environment in which to enjoy the Costa del Sol climate throughout the year.

The natural surroundings and open views provide a welcome sense of tranquillity, while the location keeps Marbella's lifestyle attractions within easy reach.

A PRIME NUEVA ANDALUCÍA LOCATION

Positioned in the heart of Marbella's Golf Valley, the apartment is approximately 5 km from Puerto Banús, placing its marina, designer shopping, restaurants, beaches and nightlife within convenient reach.

Nueva Andalucía is renowned for its golf courses, established residential communities and proximity to the wider

Marbella area. Whether your priorities are golf, the beach, dining out or simply enjoying the Mediterranean lifestyle, this location offers an excellent balance between tranquillity and convenience.

AN ATTRACTIVE OPPORTUNITY FOR HOMEOWNERS & INVESTORS

This property offers versatility for a range of buyers, including those looking for a permanent residence, an elegant second home in Marbella or a property to consider as part of a long-term investment strategy.

Its modern construction, three-bedroom layout, private outdoor areas, garage and storage, communal facilities and desirable location are all features that make it stand out in the Nueva Andalucía market.

For buyers considering holiday rentals, the property's tourist-rental licence status, current authorisations and any applicable community or regulatory requirements should be independently verified. Any rental-income projections should be assessed against documented booking history, occupancy, nightly rates, running costs and taxes.

Where verified rental accounts are available, these can help a prospective buyer assess the property's income potential with greater confidence.

PROPERTY DETAILS

Asking price: €850,000

Location: Los Naranjos, Nueva Andalucía, Marbella

Property type: Modern corner apartment

Year of construction: 2022

Built area: 164 m²

Useful interior area: 111 m²

Plot area: 80 m²

Bedrooms: 3

Bathrooms: 2

Orientation: South-east

Private terrace and garden

Communal swimming pools and landscaped gardens

Lift

Private garage space

Storage room

Community fees: approximately €350 per month

Annual IBI: approximately €1,144

YOUR NEXT CHAPTER IN MARBELLA STARTS HERE

A modern corner apartment with generous outdoor space, contemporary comforts and a privileged Nueva Andalucía setting.

Whether you are searching for a beautiful home for yourself and your family or a quality property to evaluate as an investment, this is an opportunity worth exploring.

Contact us today to arrange a private viewing and discover everything this exceptional property has to offer.

Amenities

Setting: Close To Golf, Close To Sea, Urbanisation

Orientation: South East, South

Condition: Excellent

Pool: Communal, Private

Climate Control: U/F Heating

Views: Garden

Features: Storage Room

Furniture: Fully Furnished

Kitchen: Fully Fitted

Security: Gated Complex, 24 Hour Security

Parking: Private

Contact

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