Ground Floor Apartment in Nueva Andalucía

€470,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 100 m² | Terrace: 60 m²









Overview

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.

Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina

Orientation: South Facing

Condition: Good Condition

Pool: Communal Pool

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

Views: Garden Views, Pool Views

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

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden

Security: Gated Complex, Entry Phone

Parking: Garage, Covered Parking, Private Parking

Utilities: Electricity, Drinkable Water

Category: Holiday Homes, Investment, Resale

Taxes & Fees

IBI: €800 per year
Rubbish: €190 per year

Contact

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