



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**395,000 €**

Reference: R5214544    Bedrooms: 1    Bathrooms: 1    Build Size: 77m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Discover this exceptional one-bedroom ground-floor apartment perfectly positioned in the heart of Nueva Andalucía. Ideal for buyers seeking a property within walking distance of everything, this home allows you to enjoy supermarkets, boutiques, cafés, restaurants, sporting facilities, and the famous beaches of Puerto Banús without the need for a car. Step inside to a bright open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces, all opening directly onto a private terrace and garden. The stylishly decorated bedroom offers comfort and privacy, complemented by a modern, separate bathroom. Located in a highly sought-after residential development near Centro Plaza, this property blends convenience, style, and comfort. Residents benefit from premium on-site amenities, including a large communal swimming pool, lush tropical gardens, and a tennis court. With its prime location, high-quality finishes, and proximity to all local attractions, this apartment represents an outstanding investment opportunity. Perfect as a holiday home or long-term rental, it promises excellent rental returns and a lifestyle of unparalleled convenience and luxury. Own a stylish apartment in one of the most prestigious areas of Nueva Andalucía, just minutes from Puerto Banús, world-class amenities, and the vibrant Costa del Sol lifestyle.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Paddle Tennis

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools

### Garden

Communal

### Climate Control

Air Conditioning

### Pool

Communal

### CO2 Emission Rating

E

### Views

Garden

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Energy Rating

E