



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

645,000 €

Reference: R5261206    Bedrooms: 2    Bathrooms: 2    Build Size: 141m<sup>2</sup>    Terrace: 10m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Ground floor apartment with terrace close to the beach, located between Puerto Banús and San Pedro de Alcántara, within a quiet private residential complex. The property offers 2 bedrooms, 2 bathrooms, a spacious and bright living room with fireplace and direct access to a large west-facing terrace, enjoying afternoon sun. The master bedroom features an en-suite bathroom and fitted wardrobes. The second bedroom has a private balcony and a separate bathroom. The fully equipped kitchen provides a functional layout. Set within a gated community with tropical gardens, offering a communal swimming pool and children's pool, gym, sauna, and well-maintained communal areas. Includes a private underground parking space. Excellent location within walking distance to the beach, with amenities, shops and transport nearby, and easy access to Puerto Banús, San Pedro and Marbella town centre.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Gym

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Orientation

West

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Central Heating

### Condition

Good

### Kitchen

Fully Fitted