



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

**420.000 €**

Reference: R5199415   Bedrooms: 3   Bathrooms: 1   Build Size: 87m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Corner Ground Floor Apartment with Garden Access – Nueva Andalucía, Marbella

Nestled in the heart of Nueva Andalucía, this bright and spacious ground floor apartment offers a unique semi-detached feel thanks to its desirable corner position. With generous natural light throughout, the home features a large living room complete with a working fireplace—perfect for cozy evenings during the few cooler days on the Costa del Sol.

Boasting 3 bedrooms and 1 bathroom, the property spans 87 m<sup>2</sup> and presents a fantastic opportunity for renovation. Whether you're an investor seeking value-add potential or a buyer with a vision, this apartment is ready to be transformed.

Step directly from the living room into beautifully maintained communal gardens and a refreshing pool area. The gated complex ensures privacy and tranquility, with no holiday rentals permitted, fostering a peaceful residential atmosphere.

### Key Features:

- Fully fitted kitchen
- Private allocated parking
- Communal pool and gardens
- Gated community with WiFi
- Walking distance to shops, restaurants, paddle courts, schools, and transport
- Fireplace and corner orientation for added charm
- Close to golf courses and the sea

Category: Investment • Resale • Distressed • Bargain

Condition: Fair – Full renovation recommended

This is a rare chance to secure a well-located property in Marbella's most sought-after residential enclave. With its unbeatable setting and renovation potential, it's ideal for those looking to create a personalized retreat or capitalize on long-term value.



## Features:

Özellikler	Görüşler	Ayar
Ulaşım yakınında	Bahçe	Golf'e yakın
Wifi	Havuz	Kentleşme
		Denize yakın
		Şehre yakın
Durum	Havuz	Okullara yakın
Adil	Ortak	Şehir
Yenileme Gerekli	Bahçe	Köy
Restorasyon Gerekli	Ortak	Mobilya
Mutfak	Kamu hizmetleri	İsteğe bağlı
Tam takılmış	Elektrik	Güvenlik
Otopark		Kapılı kompleks
Özel		Kategori
		Yatırım
		Ucuz
		Sıkıntılı
		Yeniden satış