



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

**595.000 €**

Reference: R5195074    Bedrooms: 2    Bathrooms: 2    Build Size: 118m<sup>2</sup>    Terrace: 57m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Nueva Andalucia: Ground-floor 2-bed with pool views and STR licence

Set in one of Nueva Andalucia's green communities with tropical gardens, a lake, and two pools, this southeast-facing ground-floor apartment is made for easy indoor-outdoor living.

Inside you'll find a bright living area that opens to a 57 m<sup>2</sup> partly covered terrace, a luxury kitchen, and a separate utility room. There are two bathrooms, one en-suite, and two good bedrooms. From the private terrace you look across to the main swimming pool.

Practical extras include an underground parking space and a storage room. The location is practical – close to golf, shops, the sea, and town.

**\*Short-term rental ready\***

We are currently renting the property short term. The tourist licence is in place, the home is set up for guest stays, and the operation can be handed over if the buyer wants to continue.

### Key facts

- Ground-floor, southeast facing
- 2 bedrooms, 2 bathrooms, one en-suite
- 57 m<sup>2</sup> terrace, partly covered, pool outlook
- Fully fitted kitchen plus utility room
- Well-kept Community with tropical gardens, lake, and two pools
- Underground parking and storage room
- Close to golf, shops, sea, and town



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Wifi  
Kamu hizmeti odası  
Bodrum  
Hareketliliği azaltılmış kişiler için erişim

### Görüşler

Dağ  
Bahçe  
Havuz

### Havuz

Ortak  
Bahçe  
Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su

### Oryantasyon

Güney  
Batı  
Güney Batı

### Ayar

Golf'e yakın  
Kentleşme  
Dükkanlara Yakın  
Şehre yakın  
Marina'ya yakın

### Mobilya

İsteğe bağlı

### Güvenlik

Kapılı kompleks  
Elektrikli panjur  
Giriş telefonu

### Kategori

Tatil Evleri  
Golf  
Lüks  
Yeniden satış  
Modern

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
Kalorifer

### Durum

Harika

### Mutfak

Tam takılmış  
Otopark  
Yeraltı  
Garaj  
Özel