



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

**710,000 €**

Reference: R4974682    Bedrooms: 3    Bathrooms: 2    Build Size: 143m<sup>2</sup>    Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Ground floor apartment with three bedrooms and two bathrooms, featuring a large living room and direct access to a spacious garden, with ample bedrooms. One of the three bedrooms is currently converted into a small living room but can easily be turned back into a bedroom. Its west-facing orientation ensures plenty of natural light, adding to the comfort of being on the ground floor with a large terrace and direct access to beautiful communal tropical gardens. The apartment is spacious with plenty of natural light and large bedrooms, featuring a large wardrobes for all your storage needs. Andalucía Garden Club is a development with wide streets and landscaped spaces, filled with vibrant flowers, palm trees, and various types of plants. It offers easy access and plenty of parking space for owners and guests. It is considered one of the most sought-after developments for buyers looking for an exclusive location in the best area of Marbella: Puerto Banús - Nueva Andalucía. Perfectly located near the well-known Marbella casino, this apartment offers incomparable comfort, within walking distance of Puerto Banús due to its close proximity. It is also close to major shopping centers, upscale restaurants, top-tier schools, and efficient public transport. This apartment has the best possible location in the area with easy access to the main highways, making commuting simple. The gated community offers security and tranquility with large gardens, two swimming pools (one for children), and a tennis court. Experience the feeling of living in one of the best developments in Marbella, and you and your family will enjoy a wonderful decision.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Tennis Court  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Commercial Area  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Category

Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal  
More Than One