



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

550,000 €

Reference: R5304676    Bedrooms: 3    Bathrooms: 2    Build Size: 123m<sup>2</sup>    Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Prime location & excellent amenities, this ground floor 3 bedroom apartment is situated in the sought-after Los Naranjos de Marbella, within the prestigious area of Nueva Andalucía, Marbella. Benefiting from close proximity to a variety of amenities, including supermarkets, coffee shops, schools, and is just a 20-minute walk from the renowned Puerto Banus Marina and the beautiful beaches of Marbella. Offering 3 bedrooms and 2 bathrooms, 1 of which is en-suite, this apartment is ideal for those seeking both convenience and comfort in a secure, gated community.

The apartment features a spacious living room with a fireplace, a dining area, and an open plan, fully fitted kitchen equipped with modern appliances. Refurbished kitchen, laundry area and both bathrooms in 2024. The interiors are finished to a high standard, with marble floors, double glazing, and fitted wardrobes throughout. The property is partly furnished, allowing for personalisation, and offers a charming spacious private terrace with garden views, perfect for outdoor relaxation or entertaining guests. Additional features include air conditioning hot and cold as well as security shutters, ensuring a comfortable and practical living space.

Residents benefit from a range of communal facilities, including a large swimming pool and well-maintained gardens with typical Andalusian fountains. The complex is equipped with security services, surveillance cameras, and a secure entrance, providing peace of mind. Ideally positioned within walking distance to a children's playground, golf courses, shops, International and public schools, restaurants, and transport links, making it suitable for families, professionals, or those seeking a holiday retreat.

With its excellent condition, and proximity to Marbella's vibrant town, marina, and leisure facilities, this property represents a superb opportunity to enjoy a relaxed Mediterranean lifestyle in one of the Costa del Sol's most desirable neighbourhoods.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Garden

Communal

### Orientation

East

### Setting

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

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Covered