



## 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>

















## 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 m² 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 m² 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:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

LiftWestCold A/CPrivate TerraceSouth WestHot A/C

Satellite TV Central Heating

Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes

WiFi

Utility Room Basement

Access for people with reduced

mobility

ViewsSettingConditionMountainClose To GolfExcellent

Garden Urbanisation
Pool Close To Shops
Close To Town

Close To Town
Close To Marina

PoolFurnitureKitchenCommunalOptionalFully FittedGardenSecurityParkingCommunalGated ComplexUnderground

Electric Blinds Garage
Entry Phone Private

Utilities Category

Electricity Holiday Homes

Drinkable Water Golf Luxury

Contemporary

Resale