



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 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:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Basement  
Access for people with reduced mobility

### Views

Mountain  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private