

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4709992 €550,000

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	120 m <sup>2</sup>	20 m <sup>2</sup>	20 m <sup>2</sup>

A wonderful garden apartment in Cumbres del Rodeo has come to the market offering its new owner a lovely home in a very good residential location.

Step into the comfort of this remarkable 2 bedroom ground floor apartment located in the sought-after Urbanisation Las Cumbres de Rodeo in Nueva Andalucía. With a western orientation, this home offers open views from the countryside to the Mediterranean, with glimpses of the Mediterranean Sea and even Gibraltar on clear days. This property is in a highly sought-after location within walking distance to Centro Plaza, the beach, Puerto Banus and the famous Real Club Padel of Marbella. Superb if you are looking for an investment home as this Nueva Andalucía apartment will be very interesting for those coming to enjoy Marbella and its delights during summer and winter months.

Accessed via a secure underground garage, the property comes with secure underground parking, adding a layer of convenience to this wonderful Nueva Andalucía gem. Situated on the first floor, a lift ensures easy

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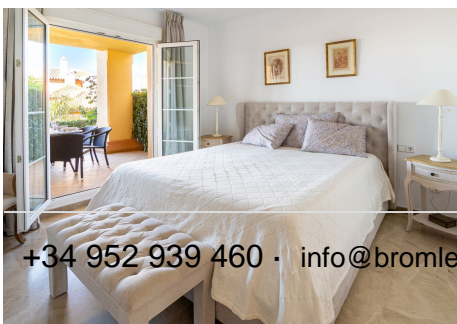
access for both entry and exit, making daily life effortlessly comfortable. This quality-built property boasts beautiful marble floors and high ceilings, embodying a sense of timeless elegance. As you enter through the front door, the living room opens up to reveal stunning views across the Marbella countryside. The terrace, spanning 34 m<sup>2</sup>, provides a private and unobstructed space to enjoy the tranquility that surrounds.

Moving inside, discover a spacious kitchen in its original and impeccable condition, adding character and charm to the home. The two bedrooms and two bathrooms are equally spacious, offering ample living space for comfort and relaxation. The master bedroom comes with its own ensuite bathroom, which is finished in high quality marble, and includes a bath tub and a full size shower. The second bedroom has access to the second bathroom which doubles as a guest bathroom, with access from the hallway.

The terrace, a sizeable 34 m<sup>2</sup>, is a private haven with no overlooking neighbours, making it the perfect spot to unwind. From the front door to the living room and over the terrace, the open views extend to the countryside, creating a seamless connection between indoor and outdoor living.

Nestled within a well-established community, this apartment enjoys the lush surroundings of gardens that have flourished over the past 20 years. In an era when expansive gardens took precedence, this community showcases beautiful sweeping green lawns, tropical plants, and towering palm trees that gracefully frame the communal areas. A centerpiece of this natural haven is a generously sized Freeform swimming pool, inviting residents to cool off and unwind. The communal spaces are thoughtfully designed with spaces to chill out and relax, providing an idyllic setting for leisurely strolls in the evenings. Immerse yourself in the beauty and comfort of this wonderful Nueva Andalucía community residence, where the connection between nature and daily living is seamlessly integrated, offering a serene escape just steps away from your doorstep.

This apartment not only provides a home but an experience – a quality build in a prime location, offering a serene retreat with breathtaking views. Embrace the essence of Nueva Andalucía living, where comfort, convenience, and captivating scenery come together to create a truly unique residence.



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