



**GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA**

 Nueva Andalucia

REF# R5320042 €460,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	163 m <sup>2</sup>	31 m <sup>2</sup>	30 m <sup>2</sup>

Beautiful and spacious 3-bedroom ground floor apartment located in Nueva Andalucía, Marbella. Set within a well-maintained and highly desirable community, the property is within walking distance of local amenities and the renowned Real Club de Pádel. The apartment comprises a spacious and bright living room, an upgraded fully fitted kitchen, and three large double bedrooms. The master bedroom features an en-suite bathroom, while the two additional bedrooms share a well-appointed family bathroom. South-facing, the property enjoys sunshine throughout the day, with a generous terrace and private garden that offers direct access to the communal areas. The development boasts two swimming pools, perfect for enjoying Marbella's exceptional climate year-round.

The apartment also includes an underground parking space, storage room and represents an excellent opportunity in one of Marbella's most sought-after areas. Just a 20-minute walk to Puerto Banús and its beautiful beaches, this is an ideal permanent residence, holiday home, or investment property in a prime location.



