



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

📍 Nueva Andalucia

REF# R5426008 €495,000

BEDS

3

BATHS

2

BUILT

130 m<sup>2</sup>

TERRACE

17 m<sup>2</sup>

Situated in the heart of Nueva Andalucía's renowned Golf Valley, Miragolf is a highly sought-after gated community, celebrated for its peaceful atmosphere, mature tropical gardens, and prime location. Residents enjoy beautifully maintained communal areas, several swimming pools, secure parking, and the privacy of a well-established residential enclave, all just moments from the area's finest amenities.

Some of Marbella's most prestigious golf courses, including Los Naranjos Golf Club and Real Club de Golf Las Brisas, are just minutes away, while the beaches, world-class restaurants, luxury boutiques, and vibrant marina of Puerto Banús are within easy reach.

This south-facing ground-floor apartment presents an exceptional renovation opportunity that rarely becomes available in Miragolf. Offering three bedrooms—a particularly scarce feature within the community—the property provides generous living spaces and outstanding potential to create a stylish permanent residence, holiday home, or investment property. With its desirable orientation, sought-after location, and rarely available three-bedroom layout, this is a unique chance to add significant

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¿value in ¿one ¿of ¿Nueva ¿Andalucía's ¿most ¿desirable ¿communities.

