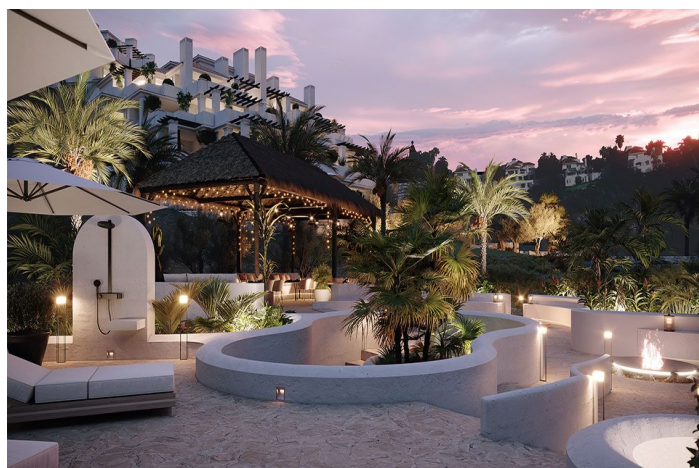
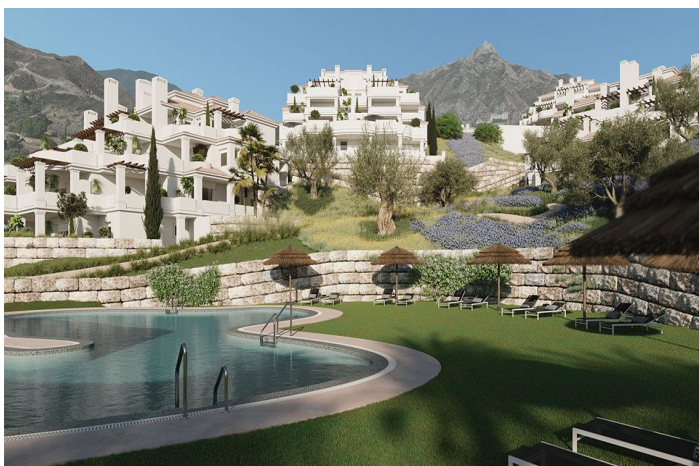




# Ground Floor Apartment for sale in Marbella, Marbella 458,000 - 781,500 €

Reference: R5076124 Bedrooms: 2 - 3 Bathrooms: 1 - 3 Plot Size: 143m<sup>2</sup> - 253m<sup>2</sup> Build Size: 103m<sup>2</sup> - 182m<sup>2</sup>

Terrace: 27m<sup>2</sup> - 84m<sup>2</sup>







## Costa del Sol, Marbella

**KEY READY! A UNIQUE WAY OF LOOKING AT LIFE** Enjoy life and be in harmony with your surroundings. More than 300 days of sunshine, good weather and quality of life. A magnificent residential where you can enjoy the positive energy of the light and the sea of the Costa del Sol in the exclusive area of Nueva Andalucía, (Marbella). Located in the heart of the Costa del Sol, this development is located in a carefully chosen natural enclave, from where you can enjoy the best panoramic views of the Mediterranean Sea. A unique quality of life thanks to the modern architectural design, the high landscape value and the magnificent services available in the area. Nueva Andalucía is one of the most prestigious urban areas in Marbella. Surrounded by villas, premium urbanisations and the best golf courses in the area. Just 10 minutes from Puerto Banús, El Ángel and the Golden Mile. You can also enjoy its rich and diverse nature. Pine forests, eucalyptus trees, the Tortugas lake and other interesting enclaves invite you to enjoy a healthy lifestyle where you can walk, relax, play sports or simply connect with yourself in the fabulous surroundings. With unique views of the Mediterranean Sea and surrounded by tropical gardens that will surround you with magnificent sensations. An architectural project that represents the concept of quality of life through first class materials, elegant finishes, spaciousness and luminosity. This development offers the wellbeing you are looking for. **DESIGN, SPACE AND QUALITY INTEGRATED IN A PRIVILEGED NATURAL ENVIRONMENT** Private residential complex with an innovative design inspired by the architecture of the area. 75 spacious 2 and 3 bedroom flats with magnificent terraces and 24 hour security. Each flat offers an excellent south orientation and unrivalled views of the natural landscape of the Costa del Sol. Developed following and taking care of the highest quality standards, both in the selection of materials and in the final execution. Exclusive homes with large rooms and magnificent windows. Space, light and a careful integration with the natural environment. The amenities enjoy an outdoor area where the balance between privacy and community is paramount. With splendid Mediterranean gardens and 2 excellent swimming pools, an equipped gymnasium, a relaxing Zen Space and a gastronomic area. - Private urbanisation with 24 h security. - Large and bright 2 and 3 bedroom flats with an underground parking space and storage room. - Excellent terraces in all the properties with panoramic views of the Mediterranean and the mountains. - South-east and south-west facing. - Spacious communal garden areas with: 2 large swimming pools and solarium. Fitness and wellness area. Gastronomic area. **COMMUNICATIONS** Marbella is less than 60 km from Malaga Airport with direct buses to and from the airport and good connections to: - Motorways A-7 and AP-7. Main roads that run along the coast and connect all its cities. - Buses to Marbella from all major Spanish cities. - AVE to Malaga (María Zambrano Station) and direct bus to Marbella.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Solarium  
Gym

### Views

Mountain  
Panoramic  
Garden  
Pool  
Courtyard

### Pool

Communal

### Security

24 Hour Security

### Orientation

South East

### Setting

Close To Golf  
Close To Sea  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground

### Climate Control

Cold A/C  
Hot A/C

### Condition

New Construction

### Garden

Communal