Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Stunning ground floor apartment with 4 bedrooms for sale in Nueva Andalucía, Marbella

Marbella Area

Apartment - Built 183 m² - 4 4 Ref. 203600-S

845.000 €

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Ground floor apartment with renovation potential for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Located in an exclusive gated complex with 24-hour security.
- 4 bedrooms, 4 bathrooms.
- Bright and spacious open-plan living areas.
- Various renovation options available, from interior styling to full refurbishment.

LOCATION AND THE COMPLEX

Exclusively situated in the heart of the prestigious Nueva Andalucía Golf Valley, surrounded by renowned golf courses such as Aloha Golf Club, Los Naranjos, and Las Brisas.
The **exclusive gated community offers 24/7 security and concierge services**, ensuring comfort, privacy, and peace of mind.
Puerto Banús, famous for its vibrant atmosphere, is just a five-minute drive away, while Marbella's charming historic centre is reachable within ten minutes via the iconic Golden Mile.
The beaches and most exclusive beach clubs of the Costa del Sol are only 5–10 minutes away.
Residents enjoy tropical gardens, 3 swimming pools (a large lagoon pool, a saltwater pool, and a children's pool), and a gazebo with a recreational area.

THE APARTMENT:

In figures:

Built area: 332 m²
Gross interior area: 234 m²
Net interior area: 183 m²
Bedrooms: 4
Bathrooms: 4

Description:

Ground floor garden apartment.
The property is in excellent condition and immediately habitable, but also offers a **unique opportunity for renovation**.
Large windows allow an abundance of natural light throughout all living spaces.
Airy living room with TV lounge and dining area.
A **covered terrace with glass curtains that can be fully opened or closed** extends the living space.
The kitchen is currently functional, with options for a complete transformation into an open-plan kitchen with Miele appliances.

Adjacent utility/laundry room.
4 spacious bedrooms and 4 bathrooms.
Marble flooring throughout.
Includes a large storage room.
2 underground parking spaces with EV charging points.

Options:

This property is offered with four different options, ranging from the current condition to a full transformation:

Existing Home (€895,000): The property as-is. Existing furniture available for takeover by arrangement.

New Interior Package (€995,000): Includes a completely new interior design and furniture package, fully tailored to your personal taste.

Intermediate Renovation (€1,295,000): Includes a new luxury open-plan kitchen with Miele appliances, renovated bathrooms, new wooden floors, and a complete interior package.

Full Transformation (€1,895,000): The property will be fully stripped and rebuilt as a brand-new luxury home, including:

- Completely new electrical installations, LED lighting, and plumbing.
- Underfloor heating throughout and new air conditioning.
- Latest glazing and thermal efficiency technology (including glass curtains).
- High-end sanitary fittings combined with porcelain surfaces.
- Luxury interior doors, wardrobes, and bespoke carpentry

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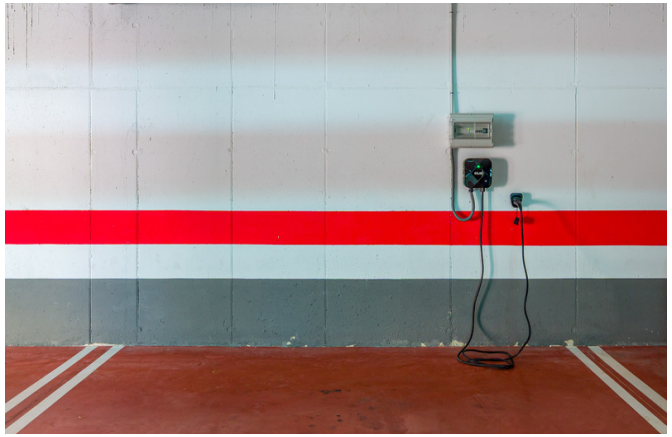
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