Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Elegant ground-floor apartment with sea views in Nueva Andalucía, within walking distance of Puerto Banús, Marbella

Marbella Area

Apartment - Built 132 m² Terrace 34 m² 3 3 Ref. 210210 **799.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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Modernised apartment for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Prime location within walking distance of amenities and Puerto Banús.
- Recently renovated.
- South-facing 34m² terrace leading directly onto the garden.
- Move-in ready.
- Excellent investment opportunity.

LOCATION

Situated in an exceptional location in the heart of the highly sought-after and prestigious Golf Valley of the Costa del Sol.
Set within a **well-established and highly desirable residential community**, this property offers a **peaceful and private setting** whilst remaining **within easy reach of the vibrant lifestyle of Puerto Banús**.
Directly opposite the development, you will find a well-known commercial centre offering an excellent selection of charming cafés, quality restaurants, boutiques and supermarkets.
In addition, the world-famous luxury marina of Puerto Banús is just a 5-minute walk away, featuring exclusive beach clubs, designer boutiques, El Corte Inglés and its glamorous waterfront promenade.
For golf enthusiasts, the location is equally appealing, with several renowned golf courses situated nearby.
Residents benefit from two communal swimming pools, including a separate children's pool, beautifully landscaped tropical gardens and a co-working space.

THE APARTMENT

In figures:

Built area: 132m²
Terrace area: 34m²
Bedrooms: 3
Bathrooms: 3

Description:

This sophisticated ground-floor apartment has been recently refurbished to a high standard and is presented in excellent condition throughout.
The renovation has been carried out using premium materials, with meticulous attention to quality and detail.
The property enjoys an ideal **south-facing orientation**.

Views overlook the communal gardens and extend partially towards the Mediterranean Sea.
Large sliding glass doors seamlessly connect the interior living spaces with the terrace, allowing an abundance of natural light to flood the apartment.
The bright and contemporary living area combines a stylish lounge and elegant dining space, creating a welcoming open-plan environment.
The **modern fully open-plan kitchen** integrates perfectly with the living area and is fitted with premium built-in appliances and a central island.
The apartment offers three bedrooms and three bathrooms.
Large-format contemporary ceramic floor tiles run throughout the property, **enhancing the sleek and modern aesthetic**.
A private storage room is included.
The property also benefits from a designated parking space in the underground garage.

Additional features:
Air conditioning with both heating and cooling functions.
Fitted wardrobes.
Electric shutters.
LED lighting throughout.

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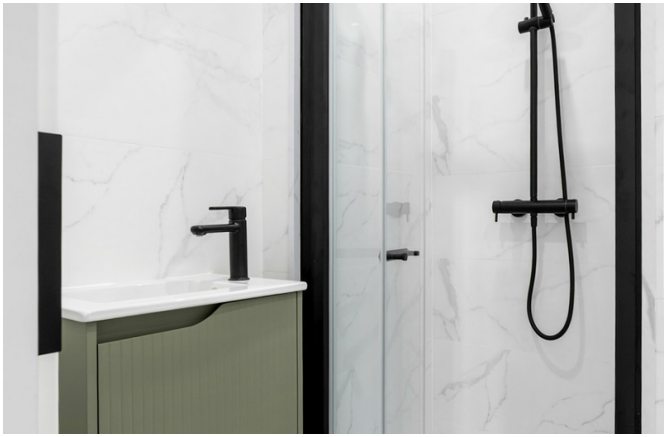
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