



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**449,000 €**

Reference: R5065144    Bedrooms: 3    Bathrooms: 2    Build Size: 94m<sup>2</sup>    Terrace: 20m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

PROPERTY WITH PRIVATE GARDEN NEXT TO PUERTO BANUS Fantastic property, located in one of the most sought-after residential areas next to Puerto Banus, just a few minutes' walk from the beach and all amenities, surrounded by the best golf courses in the area. Ground-floor apartment consisting of a total of three bedrooms, two bathrooms, a living room with a separate kitchen with a laundry room, and a terrace with a private garden. Includes a parking space. Located within a residential area with 24-hour security, two swimming pools, a playground, a restaurant, and paddle tennis courts. An ideal property for clients who want to enjoy a property next to Puerto Banus in one of the most sought-after residential areas.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Mountain  
Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water

### Orientation

East

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Resale

### Climate Control

Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Communal