



Ground Floor Apartment for sale in Nueva Andalucía, Marbella

595,000 €

Reference: R5195074 Bedrooms: 2 Bathrooms: 2 Build Size: 118m² Terrace: 57m²





Costa del Sol, Nueva Andalucía

Nueva Andalucia: Ground-floor 2-bed with pool views and STR licence.

Set in one of Nueva Andalucia's green communities with tropical gardens, a lake, and two pools, this southeast-facing ground-floor apartment is made for easy indoor-outdoor living.

Inside you'll find a bright living area that opens to a 57 m² partly covered terrace, a luxury kitchen, and a separate utility room. There are two bathrooms, one en-suite, and two good bedrooms. From the private terrace you look across to the main swimming pool.

Practical extras include an underground parking space and a storage room. The location is practical – close to golf, shops, the sea, and town.

Short-term rental ready

We are currently renting the property short term. The tourist licence is in place, the home is set up for guest stays, and the operation can be handed over if the buyer wants to continue.

Key facts

- Ground-floor, southeast facing
- 2 bedrooms, 2 bathrooms, one en-suite
- 57 m² terrace, partly covered, pool outlook
- Fully fitted kitchen plus utility room
- Well-kept Community with tropical gardens, lake, and two pools
- Underground parking and storage room
- Close to golf, shops, sea, and town



Features:

Features

Covered Terrace
Lift
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Utility Room
Basement
Access for people with reduced mobility

Views

Mountain
Garden
Pool

Pool

Communal

Garden

Communal

Utilities

Electricity
Drinkable Water

Orientation

South
West
South West

Setting

Close To Golf
Urbanisation
Close To Shops
Close To Town
Close To Marina

Furniture

Optional

Security

Gated Complex
Electric Blinds
Entry Phone

Category

Holiday Homes
Golf
Luxury
Resale
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C
Central Heating

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private