



## Ground Floor Apartment for rent in Terrazas del Rodeo, Nueva Andalucía, Marbella

Reference: R5215594   Bedrooms: 2   Bathrooms: 2   Build Size: 97m<sup>2</sup>   Terrace: 45m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Terrazas del Rodeo – Winter / Mid-Term Rental Available now until the end of April 2026 (possible extension until end of May 2026) Welcome to this bright and beautifully presented 2-bedroom, 2-bathroom apartment located in the desirable Terrazas del Rodeo complex in Nueva Andalucía, one of Marbella's most convenient and sought-after residential areas. Perfectly positioned between Puerto Banús and San Pedro de Alcántara, this stylish home offers the ideal blend of comfort, sunshine, and accessibility – making it a perfect choice for a winter or mid-term rental.

**Property Features:** This inviting south-facing apartment enjoys sunlight throughout the day and a wonderfully private atmosphere. The highlight is its spacious 45 m<sup>2</sup> terrace, which offers direct access to the beautifully landscaped gardens of the community. The terrace is equipped with sunshades to create comfortable shaded areas when desired – perfect for al fresco dining, relaxing with a book, or enjoying Marbella's mild winter temperatures. Inside, the apartment is designed for relaxed, easy living and comes fully equipped for a comfortable stay: Bright and spacious living and dining area with access to the terrace Fully fitted kitchen with all necessary appliances Two double bedrooms and two bathrooms (one en-suite) Air conditioning (hot and cold) Private underground parking space for one car

**Community & Lifestyle:** Terrazas del Rodeo is a well-established, secure gated community known for its beautifully manicured gardens and excellent on-site facilities, ideal for both couples and families. Residents enjoy: Two large swimming pools plus a children's pool Children's playground Two padel courts On-site security and beautifully maintained communal areas The complex is peaceful and private yet conveniently located within walking distance or a short drive to everything you need – supermarkets, cafés, restaurants, and fitness centres are all close by.

**Location & Surroundings:** Situated in Nueva Andalucía, the apartment enjoys a privileged position just minutes from: Puerto Banús (approx. 3 minutes by car or 20-minute walk) San Pedro de Alcántara town centre and beach (approx. 5 minutes) Marbella town (10 minutes) Several golf courses, including Los Naranjos, Aloha, and Las Brisas, all within a short drive Public transport connections are excellent, with regular bus services and easy access to the main coastal road (A-7) connecting Marbella, Estepona, and Málaga. The Malaga International Airport is just 45 minutes away, making it ideal for long-term visitors.

**Rental Terms:** Flexible duration – from 3 to 4 months, or until end of April 2026 (possible extension until end of May).

**Rental Requirements:** Proof of income and references are required prior to acceptance. This is the perfect winter retreat or mid-term rental for anyone seeking comfort, sunshine, and proximity to Marbella's best beaches, golf, and lifestyle amenities – all within a peaceful, beautifully maintained setting.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Paddle Tennis		
Utility Room		
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Close To Golf	Good	Communal
Close To Port		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Communal
<b>Security</b>	<b>Parking</b>	
Gated Complex	Underground	
24 Hour Security	Private	
Entry Phone		