



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

610,000 €

Reference: R5236174 Bedrooms: 3 Bathrooms: 3 Build Size: 143m<sup>2</sup> Terrace: 32m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### Ground Floor Duplex for Sale in La Maestranza, Nueva Andalucía

New to the market, this ground floor duplex apartment for sale in La Maestranza, Aloha, Nueva Andalucía presents an excellent renovation opportunity in one of the area's most sought-after gated communities. Ideally located just a few minutes' walk from Puerto Banús and surrounded by restaurants, shops, supermarkets, and leisure facilities, this property offers outstanding potential as both a stylish holiday home and a high-yield investment.

Set over two levels, the property offers a built area of 143 m<sup>2</sup> plus 32 m<sup>2</sup> of terraces. The ground floor features a spacious living room, a guest toilet, and a separate kitchen. The kitchen could easily be opened up to create a larger open-plan living space or alternatively converted into a fourth bedroom, depending on the buyer's needs. Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite bathroom and access to a private terrace.

This duplex apartment is in original condition, making it ideal for buyers looking to renovate and add value in a prime Nueva Andalucía location. La Maestranza is a popular residential complex known for its Andalusian charm, gated security, landscaped gardens, and two communal swimming pools. Its close proximity to Puerto Banús, golf courses, and the beaches of Marbella makes it especially attractive for tourist rentals and year-round living.

The property also includes an underground parking space, adding further convenience to this excellent investment opportunity in Marbella.

Contact us today to arrange a viewing of this duplex for sale in La Maestranza, Nueva Andalucía.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Access for people with reduced mobility

### Views

Mountain  
Panoramic

### Pool

Communal  
Heated  
Children`s Pool

### Garden

Communal

### Category

Holiday Homes  
Investment  
Golf

### Orientation

East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Parking

Underground