



## Lejlighed i midten etage til salg i Marbella, Marbella

585.000 €

Reference: R5256403 Soveværelser: 2 Badeværelser: 2 Byg Størrelse: 136m<sup>2</sup> Terrasse: 47m<sup>2</sup>





## Costa del Sol, Marbella

Stunning Corner Ground-Floor Apartment in Nueva Andalucía – Marbella's Golf Valley Gem Discover this spacious and luminous corner apartment in the prestigious Vista Real urbanisation, a secure gated community in Marbella's upscale Nueva Andalucía – the heart of the 'Golf Valley' on the Costa del Sol, renowned for its modern apartments with resort-style amenities including large communal pools, lush gardens, parking, and 24/7 security, offering a peaceful yet convenient lifestyle close to world-class golf courses like Los Naranjos and Aloha. Positioned in the best block for easy access, right next to the 24/7 security gatehouse, this south-facing ground-floor haven enjoys sea views from the terrace and natural light all day, making it ideal for year-round living or as a high-yield investment in a market where Nueva Andalucía properties have seen 10-15% growth in 2025, with similar apartments averaging €550,000-€650,000 and rental yields of 6-11%. Boasting a practical layout with two double, spacious bedrooms featuring large modern fitted wardrobes, two recently renovated bathrooms with marble tiles and new bathtubs, a fully equipped kitchen recently refreshed with access to a convenient laundry area with washing machine, and a generous living-dining room opening to a 47 m<sup>2</sup> terrace with all-day sun and partial sea views – perfect for relaxation or entertaining. Premium touches include new air conditioning embedded in false ceilings, ensuring energy efficiency and comfort. The urbanisation offers impeccably maintained gardens, pools, and a welcoming atmosphere, fostering privacy and community. Sold with two garage spaces and a large storage room, all in the same building, this impeccable property is priced competitively due to a change in plans and urgency – a superb chance for luxurious living near beaches, shops, and Marbella's attractions. Contact us today to arrange a viewing!



## Funktioner:

Funktioner	Orientering	Klimakontrol
Dækket terrasse	Syd	Aircondition
Elevator		
I nærheden af transport		
Privat terrasse		
Opbevaringsrum		
Ensuite badeværelse		
Marmorgulve		
Dobbeltvindue		
Monterede garderobeskabe		
Wifi		
Padle tennis		
Tennisbane		
Værktøjsrum		
Fiberoptik		
Adgang for mennesker med reduceret mobilitet		
Synspunkter	Indstilling	Tilstand
Hav	By	Fremragende
Bjerg		
Panoramisk		
Land		
Have		
Gårdsplads		
Pool	Møbel	Køkken
Kommunal	Del møbleret	Fuldt monteret
Børns pool		
Have	Sikkerhed	Parkerig
Kommunal	Gated kompleks	Underjordisk
	24 timers sikkerhed	Garage
	Alarmsystem	Privat
	Elektriske persienner	Dækket
	Indgangstelefon	Mere end en