



## 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>





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## 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

Dækket terrasse

Elevator

I nærheden af transport

Privat terrasse

Opbevaringsrum

Ensuite badeværelse

Marmorgulve

Dobbeltvindue

Monterede garderober

Wifi

Padle tennis

Tennisbane

Værktøjsrum

Fiberoptik

Adgang for mennesker med reduceret mobilitet

### Synspunkter

Hav

Bjerg

Panoramisk

Land

Have

Gårdsplads

### Pool

Kommunal

Børns pool

### Have

Kommunal

### Orientering

Syd

### Klimakontrol

Aircondition

### Indstilling

By

### Tilstand

Fremragende

### Møbel

Del møbleret

### Køkken

Fuldt monteret

### Sikkerhed

Gated kompleks

24 timers sikkerhed

Alarmsystem

Elektriske persienner

Indgangstelefon

### Parkering

Underjordisk

Garage

Privat

Dækket

Mere end en