



## Middle Floor Apartment for sale in Marbella, Marbella

585,000 €

Reference: R5256403 Bedrooms: 2 Bathrooms: 2 Build Size: 136m<sup>2</sup> Terrace: 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!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Tennis Court  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Orientation

South

### Climate Control

Air Conditioning

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Courtyard

### Setting

Town

### Condition

Excellent

### Pool

Communal  
Children`s Pool

### Furniture

Part Furnished

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Parking

Underground  
Garage  
Private  
Covered  
More Than One