

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

650,000 €

Reference: R4677598 Bedrooms: 2 Bathrooms: 3 Build Size: 120m<sup>2</sup> Terrace: 56m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Are you looking for a ground floor apartment for sale in a prestigious urbanisation? Gently tucked away in the heart of the Golf Valley, is the urbanisation of Los Granados Golf. Truly a perfect spot for golfers due to the proximity of various popular golf courses such as Las Brisas, Aloha and Los Naranjos Golf Club. Known as one of the most high end developments in the area due to the excellent standard, finishes and facilities.

This is a 2 bedroom ground floor unit. The property comprises of a fully fitted kitchen with appliances with breakfast table. There is a great living and dining room with direct access to the fantastic terrace. The terrace is covered and offers a beautiful spot for enjoying all year round. There are two good sized bedrooms, one with access to the terrace.

The price includes a garage, a buggy golf space, and a storage room.

The urbanisation has manicured gardens and large swimming pools (one is heated). Additional facilities include a clubhouse, gymnasium, jacuzzi, Turkish bath and sauna. It is also a gated community with 24 hour security.

A property which is ideally situated in Nueva Andalucía. It is one of the most popular areas for permanent living but also a great investment with high rental demand. There is easy access to everything you need to indulge in the Mediterranean lifestyle including restaurants, shops, golf, beaches and Puerto Banus.

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Gym  
Jacuzzi

### Views

Garden

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Private

### Orientation

South West

### Setting

Close To Golf

### Garden

Communal

### Energy Rating

E

### Climate Control

Air Conditioning

### Pool

Communal  
Heated  
Indoor

### Security

24 Hour Security

### CO2 Emission Rating

D