

# BULK

REAL ESTATE



## GROUND FLOOR APARTMENT IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R5299816 – 2.200 €/Month**

2  
Beds

1  
Baths

89 m<sup>2</sup>  
Built

Beautifully presented ground floor two-bedroom apartment set in one of Marbella's most sought-after residential neighbourhoods. Located in the heart of Nueva Andalucía—often referred to as The Golf Valley—this property offers the perfect blend of comfort, convenience, and relaxed Mediterranean living, making it ideal for people seeking a quality lifestyle on the Costa del Sol.

The apartment is part of a well-maintained complex surrounded by greenery, with access to a communal outdoor swimming pool and tranquil garden areas—perfect for unwinding year-round. Inside, the home is bright and thoughtfully laid out, featuring air conditioning and heating throughout, ensuring comfort in every season.

The fully equipped kitchen is designed for everyday living and longer stays, complete with modern appliances including a dishwasher, oven, microwave, fridge, toaster, coffee machine, and kettle—ideal whether you enjoy cooking at home or entertaining guests. Both bedrooms are well-proportioned and served by private bathrooms, with quality bed linen and towels included for added convenience.

Large windows allow natural light to flow through the apartment and offer pleasant views over the pool area, creating a calm, airy atmosphere. High-speed Wi-Fi is available throughout the property, making it perfectly

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suited for remote working or extended stays.

## Location Highlights

The apartment enjoys a prime location close to everything Nueva Andalucía is known for:

- Just a short drive to Puerto Banús, beaches, restaurants, and shopping
- Surrounded by prestigious golf courses including La Quinta, Las Brisas, and Aloha Golf
- Easy access to Marbella town centre and San Pedro
- Approximately 40 minutes from Málaga International Airport

Nueva Andalucía is especially popular with long-term residents thanks to its safe, family-friendly environment, wide tree-lined avenues, international schools, cafés, sports clubs, and excellent infrastructure—all while remaining peaceful and residential.

## Key Features & Amenities

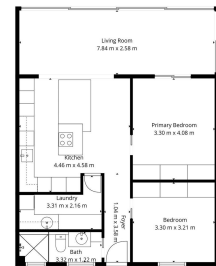
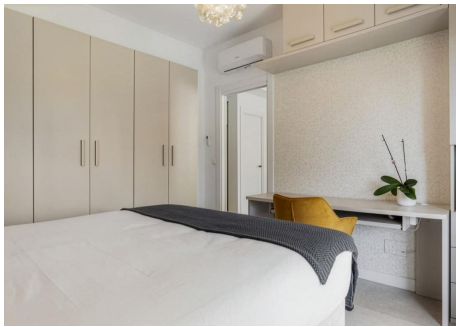
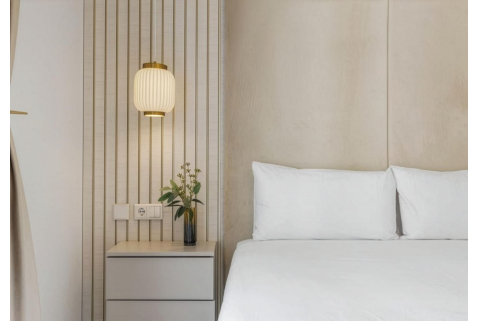
- 2 Bedrooms | 1 Bathroom
- Air Conditioning & Heating
- Outdoor Swimming Pool
- Pool Views
- Fully Equipped Kitchen
- High-Speed Internet
- Private Parking
- Child-Friendly ?Community
- ?Secure ?& ?Well-Maintained ?Complex

This is ?an ?excellent option for ?professionals, ?couples, ?or small ?families looking to ?settle into a ?comfortable home ?in ?one ?of ?Marbella's ?most ?desirable ?areas.



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TOTAL: 60 m<sup>2</sup>  
EXCLUDED: 100% WALK-IN CLOSET  
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