



## South facing Ground Floor Apartment - Garden & Pool Views in Nueva Andalucía, Marbella

**Price: 770,000 €**

Reference1: Bedrooms: 3 Bathrooms: 3 Plot Size: 0m<sup>2</sup> Build Size: 83m<sup>2</sup> Terrace: 10m<sup>2</sup>





## Location: Nueva Andalucía

LUXURIOUS GROUND FLOOR APARTMENT FOR SALE IN PUERTO BANÚS, MARBELLA Immerse yourself in the heart of Marbella's vibrant lifestyle with this stunning ground floor apartment in a sought-after urbanization, just a stone's throw from Puerto Banús. This impeccably presented property offers the perfect blend of comfort and convenience. The apartment boasts: 3 spacious bedrooms *zapewnijące* (providing) ample privacy and comfort for family or guests. 3 modern bathrooms, ensuring convenience for everyone. A bright and airy living room, ideal for relaxing or entertaining. A fully fitted kitchen, complete with all the appliances you need to whip up culinary delights. Step outside and extend your living space onto the private 10m<sup>2</sup> terrace, perfect for enjoying *al fresco* dining or soaking up the warm Spanish sunshine. The urbanization offers a delightful communal swimming pool, ideal for taking a refreshing dip or lounging by the poolside. Unwind and escape the everyday within a 5-minute walk to the beach, the world-famous Puerto Banús marina with its luxurious yachts and designer boutiques, and a variety of shops and restaurants at the nearby commercial center. This exceptional ground floor apartment presents a unique opportunity to own a piece of paradise in Marbella. Don't miss out on this chance to live the Mediterranean dream!

## Features:

### Features

- Covered Terrace
- Private Terrace
- Storage Room

### Views

- Garden Views
- Pool Views

### Orientation

- South

### Climate Control

- Air Conditioning
- Cold A/C
- Hot A/C

### Setting

- Commercial Area
- Close To Golf
- Close To Port
- Urbanisation
- Close To Sea
- Close To Shops
- Close To Schools
- Town
- Close To Marina

### Condition

- Excellent

### Pool

- Communal Pool

### Garden

- Communal Garden

### Furniture

- Optional

### Security

- Entry Phone
- Safe

### Kitchen

- Fully Fitted

### Parking

- Communal
- Open
- Street

### Utilities

- Electricity
- Drinkable Water

### Category

- Holiday Homes
- Investment
- Resale
- Luxury
- Golf