

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**495,000 €**

Reference: R4455160    Bedrooms: 4    Bathrooms: 2    Build Size: 166m<sup>2</sup>    Terrace: 10m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spacious flat to refurbish in Nueva Andalucia, close to Centro Comercial Plaza and walking distance to Puerto Banus. Discover a unique option! A spacious flat, designed on one floor, which is characterised by its functional and comfortable layout. Upon entering the property, you will be greeted by a spacious entrance hall leading to an independent kitchen fully equipped with appliances and a laundry room. The living-dining room is bright and offers direct access to an enclosed terrace with open views. The flat has four generously sized bedrooms, all of them equipped with fitted wardrobes offering ample storage space. Furthermore, there are two complete bathrooms, some of them en suite. This property has many possibilities for refurbishment.

The urbanisation in which this flat is located offers exclusive services such as a communal swimming pool for the enjoyment of the residents and large landscaped green areas that contribute to create a relaxing and pleasant atmosphere. This property is perfect both as a permanent home all year round due to its comfortable and practical design, as well as an excellent investment in an area of high demand. Its location is very convenient, just a few metres from the beach and the well-known Puerto Banús. It is also surrounded by a wide range of services, such as supermarkets, schools, pharmacies and leisure facilities, and just a few minutes away you will find the best golf courses in the area!

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Utility Room

### Condition

Fair

### Garden

Communal

### Category

Investment  
Bargain  
Resale

### Orientation

East

### Pool

Communal

### Security

Gated Complex  
Entry Phone

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town

### Kitchen

Fully Fitted

### Parking

Communal