

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

565,000 €

Reference: R4779550    Bedrooms: 2    Bathrooms: 2    Build Size: 115m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This exquisite, fully furnished ground-floor apartment is situated in one of the most exclusive urbanizations in the heart of Nueva Andalucía.

La Maestranza is a highly sought-after community, featuring beautifully designed communal areas, well-maintained gardens, and three swimming pools. The urbanization is securely gated and fenced, with 24-hour security.

The apartment's prime location in Nueva Andalucía places you near supermarkets, shops, restaurants, and various services to meet diverse lifestyle needs. Its proximity to Puerto Banús allows easy access to the vibrant nightlife, marina, and shopping for which the area is famous.

The property boasts a bright and spacious living/dining area with access to a wide, serene terrace, perfect for relaxing.

The kitchen is generously sized and fully equipped and is connected to small covered balcony .

The apartment includes two spacious bedrooms with fitted wardrobes. The master bedroom, which has an en-suite bathroom, opens onto the main terrace.

All rooms are fitted with split A/C units, and all windows have manual blinds.

The apartment is furnished with high-quality furniture in a chic yet comfortable style.

A covered parking space is included in the price.

This is an excellent opportunity to purchase an apartment in an ideal community, suitable for permanent residence or as a holiday home for memorable vacations. Additionally, it presents a superb investment opportunity with high rental profitability. NG1

## Features:

### Features

Lift  
Private Terrace  
Wood Flooring

### Condition

Good  
Energy Rating  
E

### Orientation

South East

### Pool

Communal  
CO2 Emission Rating  
D

### Climate Control

Central Heating

### Furniture

Fully Furnished