



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**645,000 €**Reference: JNP5261206   Bedrooms: 2   Bathrooms: 2   Build Size: 141m<sup>2</sup>   Terrace: 10m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Ground floor apartment with terrace close to the beach, located between Puerto Banús and San Pedro de Alcántara, within a quiet private residential complex. The property offers 2 bedrooms, 2 bathrooms, a spacious and bright living room with fireplace and direct access to a large west-facing terrace, enjoying afternoon sun. The master bedroom features an en-suite bathroom and fitted wardrobes. The second bedroom has a private balcony and a separate bathroom. The fully equipped kitchen provides a functional layout. Set within a gated community with tropical gardens, offering a communal swimming pool and children's pool, gym, sauna, and well-maintained communal areas. Includes a private underground parking space. Excellent location within walking distance to the beach, with amenities, shops and transport nearby, and easy access to Puerto Banús, San Pedro and Marbella town centre.



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Central Heating
Lift		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
Utility Room		
Gym		
Views	Setting	Condition
Garden	Urbanisation	Good
Pool		
Pool		
Communal	Fully Furnished	Fully Fitted
Garden	Security	
Communal	Gated Complex	