

## Apartment for sale in Marbella, Costa del Sol

2 Bedrooms | 2 Bathrooms | 136 m<sup>2</sup> Interior | 47 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,095 IBI | € 185 Rubish tax | € 4,620 Community fees



### Property Description

Stunning Corner Ground-Floor Apartment in Nueva Andalucía – Marbella’s Golf Valley Gem Discover this spacious and luminous corner apartment in the prestigious Vista Real urbanisation, a secure gated community in Marbella’s upscale Nueva Andalucía – the heart of the ‘Golf Valley’ on the Costa del Sol, renowned for its modern apartments with resort-style amenities including large communal pools, lush gardens, parking, and 24/7 security, offering a peaceful yet convenient lifestyle close to world-class golf courses like Los Naranjos and Aloha. Positioned in the best block for easy access, right next to the 24/7 security gatehouse, this south-facing ground-floor haven enjoys sea views from the terrace and natural light all day, making it ideal for year-round living or as a high-yield investment in a market where Nueva Andalucía properties have seen 10-15% growth in 2025, with similar apartments averaging €550,000-€650,000 and rental yields of 6-11%.

Boasting a practical layout with two double, spacious bedrooms featuring large modern fitted wardrobes, two recently renovated bathrooms with marble tiles and new bathtubs, a fully equipped kitchen recently refreshed with access to a convenient laundry area with washing machine, and a

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Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com  
perfect for relaxation or entertaining. Premium touches include new air conditioning embedded in

false ceilings, ensuring energy efficiency and comfort.

The urbanisation offers impeccably maintained gardens, pools, and a welcoming atmosphere,

for a private and community. Sold with two garage spaces and a large storage room, all in the

same building, this impeccable property is priced competitively due to a change in plans and

urgency - a superb chance for luxurious living near beaches, shops, and Marbella's

attractions. Contact us today to arrange a viewing!

**MARBELLA LIVING**  
Estate Agents

**€ 585,000**

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