

## Apartment for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 1 Bathrooms | 87 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 462 IBI | € 184 Rubish tax | € 1,800 Community fees



### Property Description

Corner Ground Floor Apartment with Garden Access - Nueva Andalucía, Marbella

Nestled in the heart of Nueva Andalucía, this bright and spacious ground floor apartment offers a unique semi-detached feel thanks to its desirable corner position. With generous natural light throughout, the home features a large living room complete with a working fireplace—perfect for cozy evenings during the few cooler days on the Costa del Sol.

Boasting 3 bedrooms and 1 bathroom, the property spans 87 m<sup>2</sup> and presents a fantastic opportunity for renovation. Whether you're an investor seeking value-add potential or a buyer with a vision, this apartment is ready to be transformed.

Step directly from the living room into beautifully maintained communal gardens and a refreshing pool area. The gated complex ensures privacy and tranquility, with no holiday rentals permitted, fostering a peaceful residential atmosphere.

#### Key Features:

- Fully fitted kitchen
- Private allocated parking
- Communal pool and gardens
- Gated community with WiFi
- Walking distance to shops, restaurants, paddle courts, schools, and transport
- Fireplace and corner orientation for added charm
- Close to golf courses and the sea

Category: Investment • Resale • Distressed • Bargain

Condition: Fair - Full renovation recommended

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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This is a rare chance to secure a well-located property in Marbella's most sought-after

residential enclave. With its unbeatable setting and renovation potential, it's ideal for those looking to create a personalized retreat or capitalize on long-term value.

**MARBELLA LIVING**  
— Estate Agents —

**€ 420,000**  
Ref: R5199415

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