



# Tussenverdieping Appartement te koop in Marbella, Marbella

585.000 €

Referentie: R5256403 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 136m<sup>2</sup> Terras: 47m<sup>2</sup>





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## Costa del Sol, Marbella

### 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 generous living-dining room opening to a 47 m<sup>2</sup> terrace with all-day sun and partial sea views – 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, fostering privacy 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!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Paddle tennissen  
Tennisbaan  
Bijkeuken  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Country Bekeken  
Garden Views  
binnenplaats Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Zonorientatie

zuiden

### Ligging

Stad

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats  
More Than One