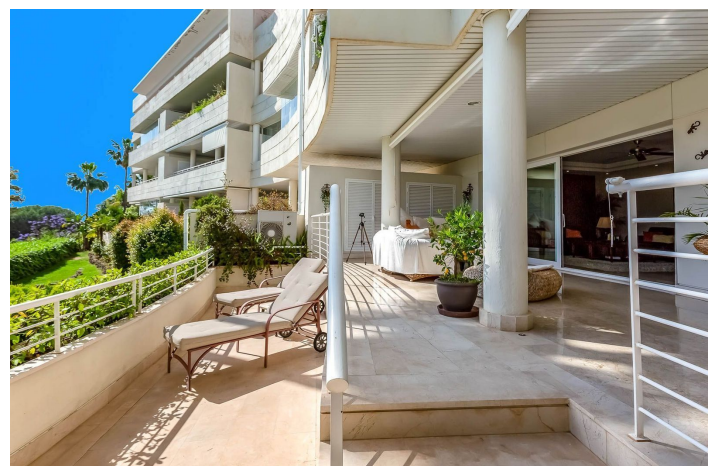


# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

945,000 €

Reference: R4630759    Bedrooms: 3    Bathrooms: 3    Build Size: 295m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning 3 bed, 3 bath luxury apartment in beautiful Nueva Andalucia development, offering a quality lifestyle, beautiful views, easy walk to shops, bars, restaurants and only 6 minutes drive to famous Puerto Banus marina / beach club.

### APARTMENT:

This spacious (295 m<sup>2</sup> construction) yet homely apartment is set in a very classy gated development. Entering the property you have a nice size entrance hall leading to all rooms. Including double doors into spacious lounge / dining area with box coving, spot lights and quality patio doors to a large (approx 72 m<sup>2</sup>) stunning outside terrace area, ideal for "al fresco" entertaining / chilling. This terrace is half covered and has cream marble floors, storage cupboards, lower deck and breathtaking panoramic views over Las Brisas golf course, Nueva Andalucia golf valley and Marbella's iconic "La Concha" mountain. The spacious white high gloss fitted kitchen has plenty of wall / base units and granite work top along with dishwasher, oven, hob, hood & microwave. From the kitchen there is also a utility room housing washer, dryer, boiler and work top.

Large Master bedroom with walk in wardrobe, en-suite luxury bathroom and patio doors leading to the main terrace area. Two further large double bedrooms with big windows, fitted wardrobes and two more luxury shower rooms (one en-suite). This luxury property also benefits from Cream Marble floors, under floor heating throughout, hot and cold air-con, 2 underground parking spaces and good size storage room.

EXTRA OFFICE with WC. for additional € 50,000.

The original sales office for the development is also available next to this apartment, Offering the potential to knock into the apartment to make it even bigger or could be kept separate for home office, guest room, or staff quarters.

### DEVELOPMENT:

Situated in a prestigious gated development overlooking Las Brisas Golf Course. The development has landscaped gardens, 2 swimming pools and 24 hr security. Walking distance to lots of local shops, bars and restaurants.

### LOCATION:

Located in one of Marbella's most sought after residential locations "Nueva Andalucia", only 6 mins drive away from the world famous luxury marina / beach town of Puerto Banus. Puerto Banus is one of the most chic marinas in the world, full of designer shops and luxury restaurants. The beaches along this part of the coastline are stunning and host most of Spain's top beach clubs / restaurants. However, due to its popularity (hustle and bustle) most buyers prefer to live just outside this area in the beautiful Nueva Andalucia Golf Valley, which is a more classy and tranquil location. Clients can then dip in and out of Puerto Banus as and when they want to party with the rich and famous. Marbella's incredibly beautiful old town and palm tree lined promenade are also only around 15 mins drive away. Malaga airport is only approx. 40 mins drive away.

This stunning and unique apartment is one of the best value of it's type / location. So don't delay reserve / view now or call for a video tour if you are abroad and unavailable to view in person.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Tennis Court  
Guest Apartment  
Utility Room  
Staff Accommodation

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal

### Category

Bargain  
Golf  
Luxury  
Resale

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Golf

### Pool

Communal

### Security

Gated Complex  
24 Hour Security