



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**370,000 €**

Reference: R5216263 Bedrooms: 2 Bathrooms: 2 Build Size: 105m<sup>2</sup> Terrace: 26m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Exclusive ground floor apartment in Terrazas del Rodeo – Nueva Andalucía (Marbella)

Discover this fantastic ground floor apartment, located in one of the most sought-after developments in Nueva Andalucía: Terrazas del Rodeo.

A quiet, safe environment just minutes from Puerto Banús, Marbella, and San Pedro de Alcántara.

The property offers:

- 2 spacious bedrooms and 2 full bathrooms
- Bright living-dining room with direct access to a large private terrace, perfect for enjoying the Mediterranean climate
- Fully equipped kitchen and very functional spaces
- Garage space and storeroom.

The residential complex stands out for its magnificent communal areas:

- Swimming pools and gardens
- Paddle tennis court
- Gated community with security

Thanks to its privileged location, next to the Club Pádel Marbella and surrounded by all amenities, this apartment is ideal as a family home, second residence or high-yield investment.

Please do not hesitate to contact us if you would like to arrange a viewing.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Utility Room

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground

### Climate Control

Air Conditioning

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

Drinkable Water

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex