



# Ground Floor Apartment for sale in Marbella, Marbella

**1,241,100 €**

Reference: N8798 Bedrooms: 4 Bathrooms: 4 Build Size: 196m<sup>2</sup> Terrace: 28m<sup>2</sup>





## Costa del Sol, Marbella

Exclusive Residential Complex in Nueva Andalucía, Marbella; Luxury and Avant-Garde Design in a Privileged Location; Discover this stunning residential complex of 113 luxury homes, designed with innovative architecture that reinterprets the traditional Andalusian courtyard, allowing natural light into each home; Located in Nueva Andalucía, Marbella, this residential complex offers an exclusive environment surrounded by the best services: schools, shops, supermarkets, clinics, restaurants and cafés. Only 5 minutes from Puerto Banús and 10 minutes from Marbella centre, it is located in one of the most prestigious areas of the Costa del Sol; The 'Golf Valley' - A Prestigious Setting; Nueva Andalucía is known as the 'Golf Valley', thanks to the presence of five renowned golf courses: Aloha Golf Club; Real Club de Golf Las Brisas; Los Naranjos Golf Club; La Quinta Golf & Country Club; Dama de Noche Golf Club; In addition to its incredible panoramic sea and mountain views, this area stands out for its high quality of life, security and exclusivity; First Class Services and Communal Areas; This residential complex is designed to offer a unique experience of comfort and wellbeing, with first class facilities; Outdoor swimming pool surrounded by gardens and relaxation areas; Indoor swimming pool, gym and spa, with a luxurious atmosphere; Modern coworking area, ideal for teleworking; Social club with cinema, for entertainment and private events; 24-hour video surveillance system for maximum security; Luxury Qualities and Advanced Technology; Each home is equipped with the best materials and state-of-the-art technologies, ensuring maximum comfort and efficiency; Large format flooring that unifies interiors and exteriors; Floor-to-ceiling windows for greater luminosity; Home automation to control lights, blinds and security; Zoned heating and air conditioning with underfloor heating; Designer kitchens with energy-efficient appliances; 2 parking spaces and storage room included in the price; Strategic Location - Close to Everything; This exclusive residential allows you to enjoy Marbella and its surroundings with great comfort; Puerto Banús - 5 minutes; Marbella Centre - 10 minutes; Puente Romano - 10 minutes; Malaga International Airport and train station - 30 km; Invest in a Luxury Property in Marbella; Whether for year-round living or as an investment, this newly built complex in Nueva Andalucía represents a unique opportunity in one of the most exclusive areas of Spain; Contact us today to arrange a viewing and secure your luxury home in Marbella; 831



## Features:

Features	Energy Rating	CO2 Emission Rating
Gym	B	B
Jacuzzi		
Communal Pool		
Beach: 1500 Meters		
Near Schools		
Location: Coastal, Urbanisation		
Number of Parking Spaces: 2		
Gated		
Near Commercial Center		
Elevator/Lift		
Central Heating, Air Conditioning: Yes		
Terrace: 28 Msq.		
Near Golf / Golf Resort Property		
Double Bedrooms: 4		
Near Bus Route		