



## Middle Floor Apartment for sale in Marbella, Marbella

**585.000 €**

Referenz: R5256403 Schlafzimmer: 2 Badezimmer: 2 Garten: 136m<sup>2</sup> Terrasse: 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!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Tennisplatz  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Orientierung

Süden

### Klimakontrolle

Klimaanlage

### Ansichten

Meer  
Berg  
Panorama  
Land  
Garten  
Hof

### Einstellung

Stadt

### Zustand

Exzellent

### Pool

Gemeinschaft  
Kinderpool

### Möbel

Teil eingerichtet

### Küche

Voll ausgestattet

### Garten

Gemeinschaft

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Elektrische Jalousien  
Eingabetelefon

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt  
Mehr als eins