



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**816.000 €**

Referenz: R5325424    Schlafzimmer: 3    Badezimmer: 2    Garten: 117m<sup>2</sup>    Terrasse: 18m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Elegant apartment for sale in the prestigious La Maestranza urbanisation, located in the heart of Nueva Andalucía, Marbella, one of the most sought-after areas on the Costa del Sol thanks to its prime location, peaceful surroundings and close proximity to Puerto Banús.

This bright property offers 117 m<sup>2</sup> of built area and perfectly combines traditional Andalusian charm with modern Mediterranean living. The apartment features 3 spacious bedrooms and 2 bathrooms, with a well-designed layout that allows natural light to flow throughout the home. The living room opens seamlessly onto a pleasant private terrace, creating the perfect space to relax, enjoy outdoor breakfasts or unwind while overlooking the beautifully maintained communal gardens and the iconic La Concha mountain.

One of the standout features of this property is the underfloor heating installed throughout the entire apartment, with individual controls in each room, ensuring optimal comfort during the cooler months. In addition, the apartment is equipped with a private water softener system, providing high-quality water and helping to protect household appliances.

The property also includes a private parking space in the secure underground garage, a valuable benefit in this highly desirable area of Marbella. Furthermore, the apartment holds a First Occupancy License (LPO), guaranteeing its full legal status and allowing the new owner to easily apply for a tourist rental license (VFT), making it an excellent opportunity both as a residence and as an investment.

La Maestranza is a gated community known for its charming architecture inspired by traditional Andalusian white villages and its beautifully landscaped Mediterranean gardens. Residents benefit from 24-hour security and concierge service, as well as excellent communal facilities including two large swimming pools, one of which is heated all year round, and a children's pool, making it ideal for families and those seeking a relaxed lifestyle.

The location is exceptional. The Mercadona supermarket is just a 2-minute walk away, along with a variety of restaurants, cafés, boutiques and everyday services. The property is surrounded by some of the most prestigious golf courses in Marbella, including Las Brisas, Los Naranjos and Aloha. In addition, Puerto Banús, with its luxury marina, designer boutiques and beaches, is only a pleasant 10–15 minute walk away.

A fantastic opportunity to enjoy the Mediterranean lifestyle in one of Marbella's most desirable areas.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

Private Terrasse

Einstellungsschränke

### Ansichten

Meer

Garten

Pool

Golf

Strand

Hafen

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Kategorie

Investition

Luxus

### Orientierung

Ost

### Einstellung

Gewerbegebiet

In der Nähe von Golf

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

### Klimakontrolle

U/f Heizung

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Telefon