

■■■■■■■■■■: Located in the heart of Nueva Andalucía, this charming ground-floor apartment offers a wonderful blend of comfort, convenience, and Mediterranean lifestyle. Set within a well-kept gated community and just minutes from the Hard Rock Hotel Marbella, Puerto Banús, the beach, shops, golf courses, and all local amenities, the property is perfectly situated for both living and enjoying year-round holiday luxury.

The apartment features 123 m² of interior space with a practical and inviting layout, comprising three bedrooms and three bathrooms, making it ideal for families, guests, or those seeking extra flexibility. The bright living area includes a cozy fireplace and opens directly onto a 30 m² private terrace, perfect for outdoor dining, relaxing, or enjoying the peaceful atmosphere of the communal gardens.

The fully equipped kitchen offers functionality and comfort, while the bedrooms include built-in wardrobes and pleasant garden or pool outlooks. Thanks to its south-facing orientation, the property enjoys natural light throughout the day.

The community offers beautifully maintained gardens and a large communal swimming pool, providing an oasis of tranquillity within this vibrant and highly demanded area. Additional features include gated security, nearby public transport, and easy street parking.

Whether as a permanent residence, a holiday home, or a smart investment in one of Marbella's most sought-after neighbourhoods, this ground-floor apartment offers an exceptional lifestyle within walking distance of golf, beaches, nightlife, and the iconic marina of Puerto Banús.

A cozy and well-located home in Nueva Andalucía, combining comfort, convenience, and unbeatable proximity to Marbella's finest attractions.

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