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This elevated ground floor apartment in Nueva Andalucía offers an excellent opportunity to buy property in one of Marbella's most desirable residential areas, surrounded by golf courses, international schools, restaurants and natural landscapes.

#### Property Details – 2 Bedroom Apartment in Balcón del Golf, Nueva Andalucía

This well-maintained 2 bedroom apartment for sale in Marbella Golf Valley features a comfortable layout, ideal for full-time living, a holiday home in Marbella, or a long-term investment property on the Costa del Sol.

#### Key Features

- \* 2 spacious bedrooms with fitted wardrobes
- \* 1 bathroom with the possibility to easily create a second bathroom
- \* Elevated ground floor apartment with open sea views
- \* Private terrace overlooking the Mediterranean
- \* Fully fitted kitchen
- \* Integrated hot and cold air conditioning
- \* Cosy fireplace in the living room
- \* Private underground parking space included
- \* Large private storage room

The apartment benefits from a quiet and elevated position within the community, offering privacy while still being close to all amenities.

#### Exclusive Urbanisation – Balcón del Golf, Marbella

Balcón del Golf Nueva Andalucía is a private and established residential community known for its peaceful atmosphere and attractive setting in Marbella's Golf Valley.

#### Residents enjoy:

- \* Communal swimming pool
- \* Landscaped gardens
- \* Secure underground parking
- \* A well-maintained community with long-term owners

This property represents a rare opportunity to buy an apartment in Balcón del Golf, as this is currently the only apartment available for sale in the urbanisation.

#### Prime Location in Marbella Golf Valley

This Nueva Andalucía property for sale is located in the heart of Marbella's Golf Valley, close to some of the most prestigious golf courses on the Costa del Sol:

- \* Aloha Golf Club
- \* Real Club de Golf Las Brisas
- \* Los Naranjos Golf Club

The apartment is also conveniently located near:

- \* Puerto Banús
- \* Beaches of Marbella
- \* Aloha College
- \* Lago de las Tortugas (Turtle Lake)
- \* Restaurants, cafés, and shops in Nueva Andalucía

This location is highly sought after by international buyers looking for property in Marbella near golf and Puerto Banús.

#### Marbella Property Investment Opportunity

This apartment is ideal for:

- \* Permanent living in Marbella
- \* Second home on the Costa del Sol
- \* Long-term rental investment in Nueva Andalucía

Properties in Nueva Andalucía Golf Valley remain among the most desirable real estate investments in Marbella due to their proximity to golf courses, international schools, and Puerto Banús.

#### Important Notice

Please note that short-term holiday rentals such as Airbnb are not permitted in this urbanisation. The property can be used for private residence or long-term rental only.

