



Sales - Apartment - Marbella
585.000€

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Ref.-ID: MIBGR5256403

Marbella

Apartment

Community: 4,620 EUR / year

IBI: 1,095 EUR / year

Rubbish: 185 EUR / year



2



2



136 m2

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 m² 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!

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|---|--------------------------------------|----------------------------------|--|--|--|
| Setting
✓ Town | Orientation
✓ South | Condition
✓ Excellent | Pool
✓ Communal
✓ Children`s Pool | Climate Control
✓ Air Conditioning | Views
✓ Sea
✓ Mountain
✓ Country
✓ Panoramic
✓ Garden
✓ Courtyard |
| Features
✓ Covered Terrace
✓ Lift
✓ Fitted Wardrobes
✓ Near Transport
✓ Private Terrace
✓ WiFi
✓ Paddle Tennis
✓ Tennis Court
✓ Storage Room
✓ Utility Room
✓ Ensuite Bathroom
✓ Access for people with reduced mobility
✓ Marble Flooring
✓ Double Glazing
✓ Fiber Optic | Furniture
✓ Part Furnished | Kitchen
✓ Fully Fitted | Garden
✓ Communal | Security
✓ Gated Complex
✓ Electric Blinds
✓ Entry Phone
✓ Alarm System
✓ 24 Hour Security | Parking
✓ Underground
✓ Garage
✓ Covered
✓ More Than One
✓ Private |