

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!

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