

**Sales - Apartment - Marbella**

**585.000€**

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

✓ 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











































































