




Sales - Apartment - Marbella
585.000€


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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

Climate Control
 - ✓ Air Conditioning

Kitchen
 - ✓ Fully Fitted
- Orientation**
 - ✓ South

Views
 - ✓ Sea
 - ✓ Mountain
 - ✓ Country
 - ✓ Panoramic
 - ✓ Garden
 - ✓ Courtyard

Garden
 - ✓ Communal
- Condition**
 - ✓ Excellent

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

Security
 - ✓ Gated Complex
 - ✓ Electric Blinds
 - ✓ Entry Phone
 - ✓ Alarm System
 - ✓ 24 Hour Security
- Pool**
 - ✓ Communal
 - ✓ Children's Pool

Furniture
 - ✓ Part Furnished

Parking
 - ✓ Underground
 - ✓ Garage
 - ✓ Covered
 - ✓ More Than One
 - ✓ Private







































