



Продажа - Апартамент - Marbella
585.000€

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Marbella

Апартамент

Коммунальные: 4,620 EUR / год

ИБИ: 1,095 EUR / год

Мусор: 185 EUR / год



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!

Расположение	Ориентация	Состояние	Бассейн	Климат-контроль	Вид
Город	Юг	Отличное	Общий Детский бассейн	Кондиционер	Море Горы Сельская местность Панорамный Сад Двор
Особенности	Мебель	Кухня	Сад	Меры безопасности	Парковка
Крытая терраса Лифт Встроенные шкафы Рядом с транспортом Приватная терраса WiFi Падлл теннис Теннисный корт Кладовка Подсобное помещение Ванная комната Доступ для инвалидов Мраморные полы Двойные стеклопакеты Оптическое волокно	Частично меблированный	Полностью оборудованная	Общественный	Огражденный комплекс Электрические жалюзи Домофон Сигнализация Охрана 24 часа	Подземная Гараж С навесом Более чем один Приватная