

**Продажа - Апартамент - Marbella**  
**585.000€**

## 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 m<sup>2</sup> 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

✓ Город

### ОРИЕНТАЦИЯ

✓ Юг

### Состояние

✓ Отличное

### бассейн

✓ Общий  
✓ Детский бассейн

### Климат-контроль

✓ Кондиционер

### ВИД

✓ Море  
✓ Горы  
✓ Сельская местность  
✓ Панорамный  
✓ Сад  
✓ Двор

### Особенности

✓ Крытая терраса  
✓ Лифт  
✓ Встроенные шкафы  
✓ Рядом с транспортом  
✓ Приватная терраса  
✓ WiFi  
✓ Падл теннис  
✓ Теннисный корт  
✓ Кладовка  
✓ Подсобное помещение  
✓ Ванная комната  
✓ Доступ для инвалидов  
✓ Мраморные полы  
✓ Двойные стеклопакеты  
✓ Оптическое волокно

### Мебель

✓ Частично меблированный

### Кухня

✓ Полностью оборудованная

### Сад

✓ Общественный

### меры безопасности

✓ Огражденный комплекс  
✓ Электрические жалюзи  
✓ Домофон  
✓ Сигнализация  
✓ Охрана 24 часа

### Парковка

✓ Подземная  
✓ Гараж  
✓ С навесом  
✓ Более чем один  
✓ Приватная







































