



Продажа - Апартамент - Marbella
585.000€


www.mibgroup.es
+34 661 89 71 88
info@mibgroup.es


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

✓ Город

Климат-контроль

✓ Кондиционер

Кухня

✓ Полностью оборудованная
- ОРИЕНТАЦИЯ

✓ Юг

ВИД

✓ Море

✓ Горы

✓ Сельская местность

✓ Панорамный

✓ Сад

✓ Двор

Сад

✓ Общественный
- Состояние

✓ Отличное

Особенности

✓ 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

меры безопасности

✓ Огражденный комплекс

✓ Электрические жалюзи

✓ Домофон

✓ Сигнализация

✓ Охрана 24 часа
- бассейн

✓ Общий

✓ Детский бассейн

Мебель

✓ Частично меблированный

Парковка

✓ Подземная

✓ Гараж

✓ С навесом

✓ Более чем один

✓ Приватная







































