



Продажа - Апартамент - Marbella
585.000€

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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

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
✓ Падлл 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







































