



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 m<sup>2</sup>

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  
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







































