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**Apartment in Nueva Andalucía**

Reference: R5336902

Bedrooms: 3

Bathrooms: 2

M<sup>2</sup>: 117

Price: 830,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

**Overview:**The Property This apartment offers a perfect blend of traditional Andalusian charm and modern Mediterranean living. Designed for both comfort and aesthetics, the space is defined by its natural light and open feel. **Underfloor Heating:** A premium feature of this home is the underfloor heating throughout, with individual controls for each room. This ensures a perfect climate in every space, tailored to your personal comfort during the cooler months. **The Terrace:** The heart of the home is the spacious terrace. It's a private retreat overlooking the community's meticulously manicured gardens with the silhouette of the La Concha mountain in the background—perfect for alfresco dining or quiet mornings. **Light and Space:** The living area flows naturally onto the terrace, ensuring the interior is bathed in natural light throughout the day. **Water Softening System:** For added comfort and longevity of appliances, the apartment is equipped with a private decalcificator (water softener), ensuring high-quality water throughout the home. **Private Parking:** Included is a dedicated private parking space in the community's secure, closed underground garage. This is a major convenience in this area, keeping your vehicle safe, secure, and cool during the summer months. **Legal Peace of Mind (LPO):** The property holds the LPO (License of First Occupation). This is essential for full legal compliance and allows for the immediate processing of a tourist rental license (RTA) if you wish to use the property for holiday rentals. **The Community:** La Maestranza Living here feels like being in a charming Spanish "pueblo" but with premium modern amenities. The development is famous for its award-winning Mediterranean gardens and high level of maintenance. **Security:** 24/7 gated security and on-site concierge for total peace of mind. **Swimming Pools:** The community offers excellent facilities, including two large swimming pools—one of which is heated for year-round use. Additionally, there is a small children's pool right beside them, making it an ideal environment for families. **Location:** Everything within Walking Distance The location is one of the most functional in Marbella. You truly have everything at your doorstep: **Amenities:** Just a 2-minute walk to the supermarket (Mercadona), as well as popular organic cafes, restaurants, and shops. **Golf Valley:** Surrounded by world-class courses like Las Brisas, Los Naranjos, and Aloha. **Puerto Banús:** A leisurely 10–15 minute stroll takes you directly to the port, the luxury boutiques, and the beach. **Investment Potential** Because of the LPO and the prime location, this apartment is ready for immediate holiday rental use and offers exceptional yields. It works equally well as a permanent residence, a luxury vacation home, or a high-performing investment property. **Ground Floor Apartment, Nueva Andalucía, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 117 m<sup>2</sup>, Terrace 15 m<sup>2</sup>. Setting :** Commercial Area, Close To Golf, Close To Shops, Close To Schools, Urbanisation. **Orientation :** South. **Condition :** Excellent. **Pool :** Communal, Children`s Pool. **Climate Control :** Air Conditioning, Hot A/C, Cold A/C, U/F Heating. **Views :** Garden. **Features :** Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Courtesy Bus, Near Church, Fiber Optic. **Furniture :** Part Furnished. **Kitchen :** Fully Fitted. **Garden :** Communal. **Security :** Gated Complex, 24 Hour Security. **Parking :** Underground, Garage, Covered, Private. **Category :** Resale.

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**Features:**

None, Frontline golf, Pool, Air conditioning, Heating, Private garden, Lift, None, 24H Security, Parking, Resale