+34 610 31 79 42 info@estepona-invest.es

[redacted] [redacted] Marbella [redacted]: R5256403

[redacted]: 2 [redacted]: 2 M²: 136 [redacted]: 585 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted] [redacted]

[redacted]: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!

[redacted]:

[redacted], [redacted], [redacted] [redacted] [redacted], [redacted] [redacted] [redacted], [redacted] [redacted], [redacted], None, Alarm system, 24H Security, [redacted] [redacted]