



R5364988

 Nueva Andalucía

REF# R5364988 550.000 €

BEDS

2

BATHS

2

BUILT

105 m<sup>2</sup>

PLOT

140 m<sup>2</sup>

TERRACE

25 m<sup>2</sup>

Ground Floor Apartment with Private Garden in Altos del Rodeo, Marbella

Exceptional ground-floor apartment located in the well-established community, in the sought-after area of Nueva Andalucía, Marbella.

This spacious property offers 105 m<sup>2</sup> of interior living space, complemented by a 25 m<sup>2</sup> terrace and an outstanding 140 m<sup>2</sup> private landscaped garden, designed by exterior specialists. The garden provides direct access to the communal areas, creating a seamless indoor-outdoor lifestyle rarely found in apartments.

The apartment features 2 bedrooms and 2 bathrooms, with a bright and practical layout. Its east-facing orientation ensures pleasant natural light in the mornings and a comfortable temperature throughout the day.

Set within a secure gated development, residents enjoy excellent facilities:

Swimming pool  
Landscaped gardens  
Recently upgraded children's play areas  
Paddle tennis court  
Concierge service and 24-hour security

The property is sold with a 15 m<sup>2</sup> storage room and a private parking space suitable for a large vehicle.

#### Property Details

Built area: 135 m<sup>2</sup>  
Interior: 105 m<sup>2</sup>  
Terrace: 25 m<sup>2</sup>  
Private garden: 140 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 2  
Floor: Ground floor (exterior)  
Lift access

#### Features

Private landscaped garden with direct access to communal areas  
Terrace and balcony  
Built-in wardrobes  
Individual heating (hot/cold air pump)  
Air conditioning  
Storage room (15 m<sup>2</sup>)  
Underground parking  
Location Highlights

Ideally situated between Puerto Banús and San Pedro de Alcántara, this property offers:

Walking distance or short drive to beaches and beach clubs  
Close proximity to shops, restaurants and international schools  
Easy access to golf courses in Nueva Andalucía  
Quick connection to Marbella town centre

The complex is known for its family-friendly atmosphere, security and excellent location, making it ideal for both permanent living and investment.

# IDILIQ

ESTATES

