



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5364988 550.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	105 m <sup>2</sup>	140 m <sup>2</sup>	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.

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