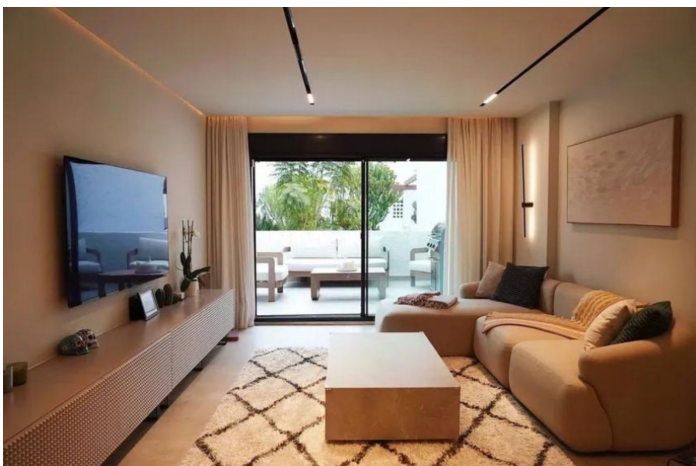
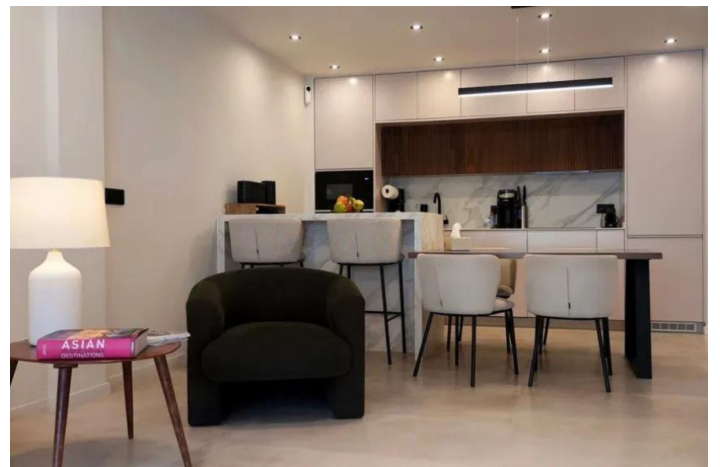
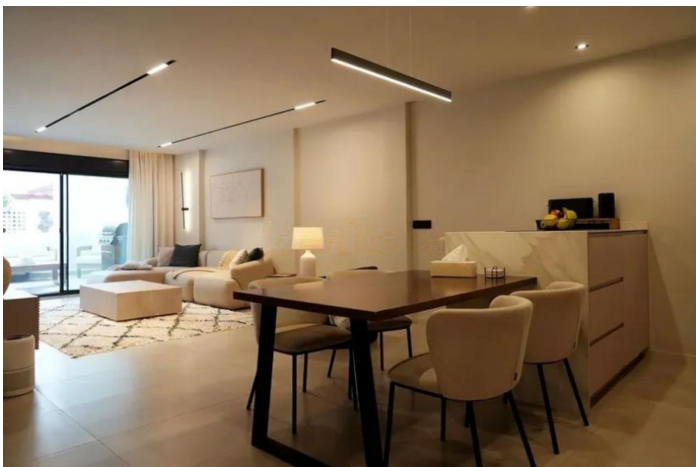




# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**830,000 €**

Reference: R5336902 Bedrooms: 3 Bathrooms: 2 Build Size: 117m<sup>2</sup> Terrace: 15m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Courtesy Bus  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Access for people with reduced mobility  
Near Church

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Category

Resale

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered