

**Sales - Apartment - Marbella**

**585.000€**



**Ref.-ID: R5256403**

**Marbella**

**Community: 4,620 EUR / year**

**IBI: 1,095 EUR / year**

**Rubbish: 185 EUR / year**

**Apartment**



**2**



**2**



**136 m<sup>2</sup>**

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 m<sup>2</sup> 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!

<b>Setting</b> ✓ Town	<b>Orientation</b> ✓ South	<b>Condition</b> ✓ Excellent	<b>Pool</b> ✓ Communal ✓ Children's Pool	<b>Climate Control</b> ✓ Air Conditioning	<b>Views</b> ✓ Sea ✓ Mountain ✓ Country ✓ Panoramic ✓ Garden ✓ Courtyard
<b>Features</b> ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Paddle Tennis ✓ Tennis Court ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Marble Flooring ✓ Double Glazing ✓ Fiber Optic	<b>Furniture</b> ✓ Part Furnished	<b>Kitchen</b> ✓ Fully Fitted	<b>Garden</b> ✓ Communal	<b>Security</b> ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security	<b>Parking</b> ✓ Underground ✓ Garage ✓ Covered ✓ More Than One ✓ Private