



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

775,000 €

Reference: R4988542 Bedrooms: 3 Bathrooms: 3 Build Size: 124m<sup>2</sup> Terrace: 37m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Exclusive Ground-Floor Apartment in Aldea Blanca, Nueva Andalucía Discover this spectacular corner ground-floor apartment located in the prestigious Aldea Blanca urbanization, in the heart of Nueva Andalucía. With a surface area of 161 m<sup>2</sup>, this home offers the perfect combination of spaciousness, brightness, and privacy. Thanks to its direct access from the entrance of the urbanization and its prime location next to the pool, it gives the feeling of living in an independent house. Layout and Main Features 3 spacious and bright bedrooms, perfect for relaxation. 3 full bathrooms, offering comfort for the whole family. Independent living room, a large and cozy space ideal for gatherings and relaxation. South-facing orientation, ensuring natural light throughout the day. Hot/cold air conditioning, providing comfort all year round. Private parking space included, offering convenience and security. Privacy and Exclusive Setting The privileged location of this apartment within Aldea Blanca makes it truly unique. Being on a corner and right next to the pool, it enjoys extra privacy and a garden-like environment, creating a peaceful and exclusive atmosphere. Its layout and position give it the feeling of a standalone house within the urbanization. Services and Communal Areas Aldea Blanca is one of the most exclusive urbanizations in Nueva Andalucía, known for its security, elegance, and quality of life. Among its numerous services, you will find: Extensive tropical gardens, beautifully maintained, offering an oasis of peace and nature. Multiple communal swimming pools, perfect for enjoying the Costa del Sol sunshine. 24-hour security and concierge service, ensuring privacy and peace of mind. Water expenses included in the community fees, an added convenience for the owner. Prime Location Located in one of Marbella's best areas, Aldea Blanca offers a strategic location with easy access to all amenities: Just minutes from Puerto Banús, with its exclusive boutiques, restaurants, and beaches. Close to supermarkets, international schools, and sports facilities. Excellent connectivity to Marbella's city center and main roads. This apartment is a unique opportunity for those seeking a home with all modern comforts, in a luxury urbanization, and with the feeling of having a private garden. Don't miss out—come and visit today!



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fiber Optic  
Access for people with reduced mobility  
Utility Room

### Views

Mountain  
Garden  
Pool  
Courtyard

### Pool

Communal  
Children`s Pool

### Security

Gated Complex  
24 Hour Security  
Electric Blinds

### Category

Investment  
Luxury

### Orientation

South East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina  
Town  
Village

### Kitchen

Fully Fitted

### Parking

Underground  
Covered  
Street

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone