



## P?ÍZEMNÍ APARTMÁN 2 LOŽNICE

📍 Nueva Andalucía

**REF# R5075614 – 750.000€**

IBI

1453 €/YEAR

Garbage

185 €/YEAR

Community

9060 €/YEAR



2

Ložnice



2.5

Koupelny



263 m<sup>2</sup>

Built

Discover this elegant two-bedroom elevated ground floor apartment for sale in the sought-after Albatross Hill complex, nestled in the scenic hills of Nueva Andalucía. This exclusive gated community offers a peaceful, secure lifestyle with outstanding amenities, including beautifully landscaped swimming pool areas, an indoor heated pool, a gym, sauna, and a tennis court. Thanks to its elevated position, Albatross Hill provides

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breathtaking views across the valley and coastline.

The apartment features a spacious open-plan living and dining area complete with a fireplace and direct access to a private terrace that includes both covered and open-air spaces—perfect for enjoying Marbella’s year-round sunshine. The fully fitted kitchen connects to a separate utility room, while both generously sized bedrooms come with en-suite bathrooms. A guest toilet adds extra convenience for visitors, enhancing the apartment’s practical layout.

Ideally located in the heart of the Golf Valley, this property is just minutes from world-class golf courses such as Los Naranjos, Las Brisas, and Aloha. The luxury marina of Puerto Banús, golden beaches, restaurants, shops, and all essential services are just a short drive away, combining tranquility with convenience.

Included in the price are two underground parking spaces and two private storage rooms, making this an ideal permanent residence, holiday home, or investment in one of Marbella’s most prestigious neighborhoods.



