



## GROUND FLOOR APARTMENT WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4887787 – 730.000€**

IBI

1486 €/YEAR

Garbage

92 €/YEAR

Community

5256 €/YEAR



3  
Beds



2  
Baths



146 m<sup>2</sup>  
Built



47 m<sup>2</sup>  
Terrace

**\*\*Spacious Ground Floor Apartment in Prime Nueva Andalucía Location\*\***

Discover this beautifully maintained 146 m<sup>2</sup> ground-floor apartment plus a covered terrace of 47 m<sup>2</sup>, ideally

situated in one of Nueva Andalucía's most sought-after urbanizations, within walking distance to the serene Turtle Lake. Featuring three bedrooms and offered fully furnished, this home is perfect for large families seeking an idyllic holiday retreat in Marbella or investors looking for high rental returns.

The apartment boasts:

- A fully equipped kitchen.
- Air conditioning (hot and cold).
- An ensuite bathroom in the main bedroom.
- A shared bathroom for the two secondary bedrooms.
- A garage and storage room included in the price.

The community offers lush tropical gardens, expansive common areas, and a large swimming pool, creating a resort-style atmosphere. With Puerto Banús and top golf courses just a short drive away, this property perfectly balances tranquility and convenience.

Don't miss out—schedule your visit today and make this exceptional apartment your future home!



