

## Wohnung zum Verkauf in Marbella, Costa del Sol

2 Schlafzimmer | 2 Badezimmer | 136 m<sup>2</sup> Wohnfläche | 47 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,095 IBI | € 185 Rubish tax | € 4,620 Community fees



### Beschreibung der Immobilie

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