

## Wohnung zum Verkauf in Nueva Andalucía, Costa del Sol

2 Schlafzimmer | 2 Badezimmer | 105 m<sup>2</sup> Wohnfläche | 25 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya |



### Beschreibung der Immobilie

Ground Floor Apartment with Private Garden in Altos del Rodeo, Marbella

Exceptional ground-floor apartment located in the well-established community, in the sought-after area of Nueva Andalucía, Marbella.

This spacious property offers 105 m<sup>2</sup> of interior living space, complemented by a 25 m<sup>2</sup> terrace and an outstanding 140 m<sup>2</sup> private landscaped garden, designed by exterior specialists. The garden provides direct access to the communal areas, creating a seamless indoor-outdoor lifestyle rarely found in apartments.

The apartment features 2 bedrooms and 2 bathrooms, with a bright and practical layout. Its east-facing orientation ensures pleasant natural light in the mornings and a comfortable temperature throughout the day.

Set within a secure gated development, residents enjoy excellent facilities:

Swimming pool  
Landscaped gardens  
Recently upgraded children's play areas  
Paddle tennis court  
Concierge service and 24-hour security

The property is sold with a 15 m<sup>2</sup> storage room