



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

390,000 €

Reference: R2538098   Bedrooms: 2   Bathrooms: 2   Plot Size: 36m<sup>2</sup>   Build Size: 102m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**Prime Investment Opportunity: Versatile 2-Bedroom Garden Apartment in Nueva Andalucía, Marbella** Exceptional investment property in the heart of Nueva Andalucía, Marbella – a golfer's paradise surrounded by world-class golf courses like Los Naranjos, Las Brisas, and Aloha. Just a short drive from upscale amenities, famous Puerto Banús, and the beach offering convenience and lifestyle appeal. Originally designed as a spacious 2-bedroom, 2-bathroom residence, this apartment has been cleverly divided into a cozy 1-bedroom, 1-bathroom unit and a fully equipped independent studio with its own private entrance. This flexible layout maximizes rental potential, in one of Spain's most sought-after destinations. Both units are in excellent condition, ample natural light, and direct access to a private garden. With scope for easy modernization, you can add significant value by updating interiors or effortlessly converting it back into a single 2-bedroom apartment to suit your needs, this property delivers endless possibilities. Nestled within the secure, gated community of Señorío de Gonzaga, residents enjoy access to communal gardens and swimming pools. Its prime location near Tortugas Lake and natural reserves provides a serene escape, while being minutes from Marbella's vibrant dining, shopping, and nightlife scenes.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Guest Apartment

### Views

Mountain  
Garden

### Pool

Communal

### Security

Gated Complex  
Entry Phone

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools  
Close To Forest

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Garden

Communal  
Private

### Category

Golf  
Resale