



## Lejlighed i stueetagen til salg i Marbella

775.000 €

Reference: R4988542   Soveværelser: 3   Badeværelser: 3   Byg Størrelse: 124m<sup>2</sup>   Terrasse: 37m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**Exclusive Ground-Floor Apartment in Aldea Blanca, Nueva Andalucía** Discover this spectacular corner ground-floor apartment located in the prestigious Aldea Blanca urbanization, in the heart of Nueva Andalucía. With a surface area of 161 m<sup>2</sup>, this home offers the perfect combination of spaciousness, brightness, and privacy. Thanks to its direct access from the entrance of the urbanization and its prime location next to the pool, it gives the feeling of living in an independent house.

**Layout and Main Features** 3 spacious and bright bedrooms, perfect for relaxation. 3 full bathrooms, offering comfort for the whole family. Independent living room, a large and cozy space ideal for gatherings and relaxation. South-facing orientation, ensuring natural light throughout the day. Hot/cold air conditioning, providing comfort all year round. Private parking space included, offering convenience and security.

**Privacy and Exclusive Setting** The privileged location of this apartment within Aldea Blanca makes it truly unique. Being on a corner and right next to the pool, it enjoys extra privacy and a garden-like environment, creating a peaceful and exclusive atmosphere. Its layout and position give it the feeling of a standalone house within the urbanization.

**Services and Communal Areas** Aldea Blanca is one of the most exclusive urbanizations in Nueva Andalucía, known for its security, elegance, and quality of life. Among its numerous services, you will find: Extensive tropical gardens, beautifully maintained, offering an oasis of peace and nature. Multiple communal swimming pools, perfect for enjoying the Costa del Sol sunshine. 24-hour security and concierge service, ensuring privacy and peace of mind. Water expenses included in the community fees, an added convenience for the owner.

**Prime Location** Located in one of Marbella's best areas, Aldea Blanca offers a strategic location with easy access to all amenities: Just minutes from Puerto Banús, with its exclusive boutiques, restaurants, and beaches. Close to supermarkets, international schools, and sports facilities. Excellent connectivity to Marbella's city center and main roads. This apartment is a unique opportunity for those seeking a home with all modern comforts, in a luxury urbanization, and with the feeling of having a private garden. Don't miss out—come and visit today!



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Opbevaringsrum  
Marmorgulve  
Dobbeltvindue  
24 timers modtagelse  
Bryggers  
Fiberoptiske  
Adgang for mennesker med reduceret mobilitet

### Synspunkter

bjerg  
Have  
Pool  
Gårdsplads

### Pool

Kommunal  
Børns pool

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Elektriske persienner

### Kategori

Investering  
Luksus

### Orientering

Sydøst

### Indstilling

Kommercielt område  
Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på butikker  
Tæt på skoler  
Tæt på havet  
Tæt på byen  
Landsby  
By  
Tæt på marina

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
Dækket  
Gade

### Klima kontrol

Aircondition  
Forud installeret aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

Fremragende

### Have

Kommunal  
Privat

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon