



# Ground Floor Apartment for sale in Marbella

775,000 €

Reference: R4988542 Bedrooms: 3 Bathrooms: 3 Build Size: 124m<sup>2</sup> Terrace: 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!



## Features:

### Features

Covered Terrace  
 Private Terrace  
 Storage Room  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Utility Room  
 Fiber Optic

Access for people with reduced mobility

### Views

Mountain  
 Garden  
 Pool  
 Courtyard

### Pool

Communal  
 Children`s Pool

### Security

Gated Complex  
 24 Hour Security  
 Electric Blinds

### Category

Investment  
 Luxury

### Orientation

South East

### Setting

Commercial Area  
 Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Shops  
 Close To Schools  
 Close To Sea  
 Close To Town  
 Village  
 Town  
 Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground  
 Covered  
 Street

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C

### Condition

Excellent

### Garden

Communal  
 Private

### Utilities

Electricity  
 Drinkable Water  
 Telephone