



# Ground Floor Apartment in Nueva Andalucía

Price € 820,000

Bedrooms	4
Bathrooms	4
Build Size	301 m <sup>2</sup>
Plot Size	301 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Panoramic
- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Lift
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ 24 Hour Reception
- ✓ Fitted Wardrobes
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ EV charge point

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Bargain
  - ✓ Resale
- 

### SPECTACULAR 4 BEDROOM, 4 BATHROOM APARTMENT IN NUEVA ANDALUCIA

BARGAIN PRICE : €820,000

EXCLUSIVE LISTING

#### Property Overview

- Type: Ground floor garden apartment
- Location: Alminar De Marbella, La Cerquilla, Nueva Andalucia
- Community: Prestigious gated development with tropical gardens, 3 Swimming Pools (Large feature pool + saltwater pool + children's pool), gazebo & entertainment area, 24-hour security and concierge.
- Nearby: World-class golf courses, fine dining, exclusive boutiques. beaches and the world famous Puerto Banús.

#### Key Features

- Size:

Constructed area : 301 m<sup>2</sup>

Net internal areas :

Apartment - 183 m<sup>2</sup>

Car Parking Space - 23 m<sup>2</sup>

Storage Room - 11 m<sup>2</sup>

TOTAL Internal - 217 m<sup>2</sup>

- Bedrooms/Bathrooms: 4 bedrooms, 4 bathrooms

- General features:

Exceptional condition

1 x Large internal car parking space

EV charging station

1 x Large storage room

Lift access

- Optional Extras by separate negotiation

Existing furniture package

Additional (2nd) large internal car parking space - sale price €25,000

- Investment opportunities

Excellent rental potential

Excellent re-development potential

- Property status:

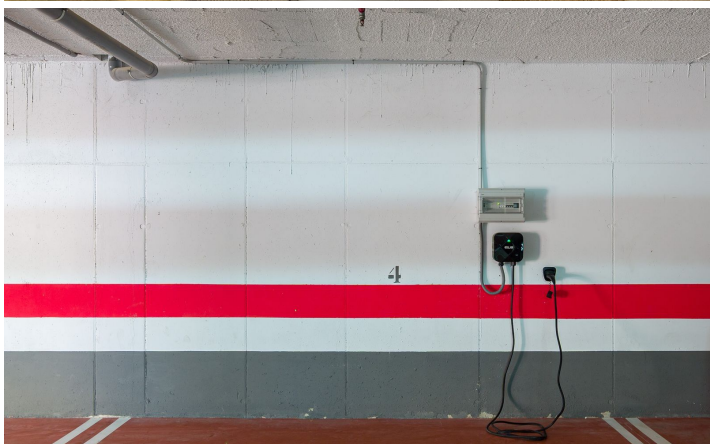
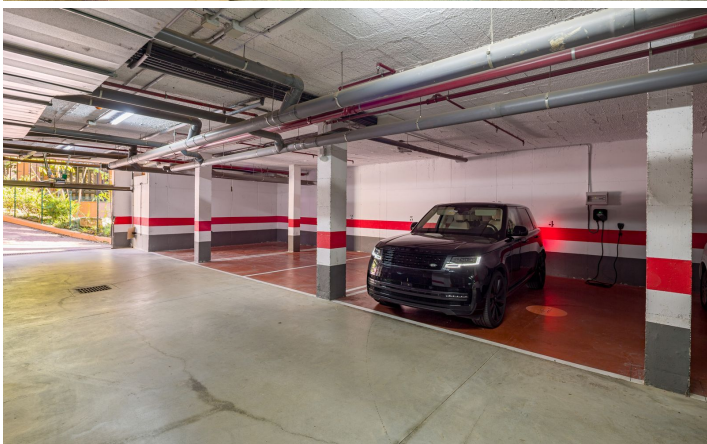
This beautiful family apartment is available for immediate occupation

Touristic licence ACTIVE - €6,500 per week revenue expectation in summer months - READY TO RENT

[View Property Online](#)

# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)