



Ground Floor Apartment in Nueva Andalucía

Price € 820,000

Bedrooms	4
Bathrooms	4
Build Size	301 m ²
Plot Size	301 m ²

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 m²

Net internal areas :

Apartment - 183 m²

Car Parking Space - 23 m²

Storage Room - 11 m²

TOTAL Internal - 217 m²

- 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:

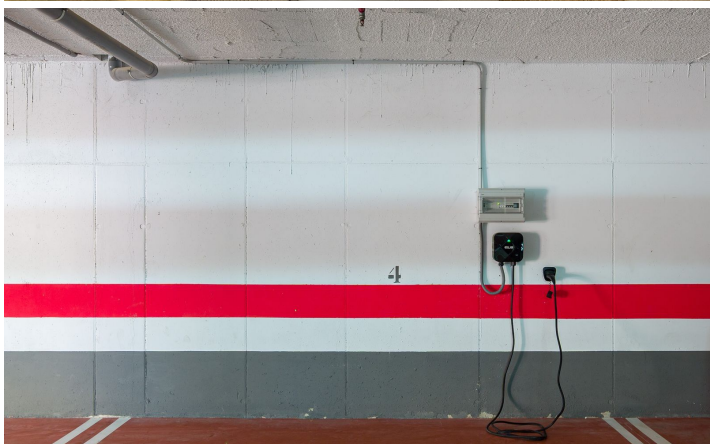
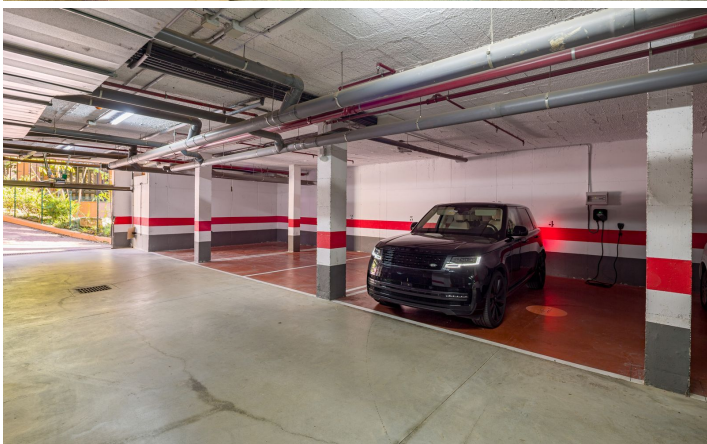
This beautiful family apartment is available for immediate occupation

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

[View Property Online](#)

GALLERY







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