



# Ground Floor Apartment in Nueva Andalucía

Price € 2,150,000

Bedrooms	3
Bathrooms	2
Build Size	217 m <sup>2</sup>
Terrace	90 m <sup>2</sup>
Plot Size	307 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Wood Flooring

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## CATEGORY

- ✓ Holiday Homes
- ✓ Luxury
- ✓ Resale

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Fully renovated elevated ground-floor apartment located in La Cerquilla, one of the most established and sought-after residential areas of Nueva Andalucía, within the gated community of Les Belvederes.

The property offers an interior built area of 215 m<sup>2</sup> and features three bedrooms, two bathrooms with underfloor heating, and one guest toilet. The layout is well distributed, beginning with a generous entrance hall that ensures privacy from the main living areas. The spacious open-plan living, dining, and kitchen area provides a bright and functional environment with direct access to the terrace.

A key feature of the property is its impressive 90 m<sup>2</sup> south-facing terrace, offering ample space for a dining area, lounge seating, and sunbeds. The terrace enjoys open panoramic views of the Mediterranean Sea, surrounding greenery, Gibraltar, and the African coastline.

Unlike many other units within the community, which require navigating numerous stairs and offer no lift access, this apartment benefits from easy, step-free access directly from the main gate, making it particularly practical and convenient.

The gated urbanisation offers 24-hour security, an outdoor swimming pool overlooking the sea, paddle tennis courts, a gym, and a sauna.

La Cerquilla is located in the heart of Nueva Andalucía's renowned Golf Valley, close to several prestigious golf courses, international schools, restaurants, and Puerto Banús. The property is ideal as a permanent residence, holiday home, or investment opportunity in a prime Marbella location.

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# GALLERY







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