



# Middle Floor Apartment in Nueva Andalucía

Price € 690,000

Bedrooms	2
Bathrooms	2.5
Build Size	142 m <sup>2</sup>
Terrace	85 m <sup>2</sup>
Plot Size	227 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

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

## VIEWS

- ✓ Mountain
- ✓ Courtyard
- ✓ Garden
- ✓ Forest
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Domotics
- ✓ Lift
- ✓ Satellite TV
- ✓ Access for people with reduced mobility
- ✓ Barbeque
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Safe

## PARKING

- ✓ Underground
- ✓ Garage

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Bargain
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Reduced
- ✓ Resale
- ✓ Contemporary

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Spacious apartment located in a gated, guarded, residential complex Alminar de Marbella, in the elite area of Nueva Andalucia, surrounded by golf courses and villas, just a few minutes drive from the developed infrastructure of the famous Puerto Banus: restaurants, cafes and supermarkets, boutiques of famous brands, a large shopping center and a beautiful equipped beach. Apartments with a total area of 227 meters, of which 142 are residential, 85 meters of Porsche-type loggias (a unique feature: the only glazed loggias in the complex, with the official permission of the administration of the complex). The apartment consists of a spacious hall with a guest toilet, a 46 meter living room with access to the main terrace overlooking the gardens and pool, 2 en-suite bedrooms with private bathrooms and access to the terraces, a fully equipped kitchen with utility room. High ceilings 2.9 meters, marble floors, air conditioning in all rooms. The price includes a parking space for a car and a storage room of 14 meters, located in the underground garage. An elevator is installed. The complex offers a large swimming pool, well-kept garden (with a gardener) and a barbecue area. Round the clock security. Ideal for families.

[View Property Online](#)

# GALLERY



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