



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

470.000 €

Referenz: R4895641 Schlafzimmer: 2 Badezimmer: 2 Garten: 164m<sup>2</sup> Terrasse: 53m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Spacious Luxury Ground Floor Apartment with Two Bedrooms in Alminar de Marbella, at the Heart of Golf Valley, Nueva Andalucía.

- Total built area: 217 m<sup>2</sup> (including terraces).
- Interior built area: 164 m<sup>2</sup>
- Terrace area: 53 m<sup>2</sup>
- Usable area: 149 m<sup>2</sup>

This exclusive apartment is located in a tranquil and prestigious residential complex with west and east orientation, offering views of the magnificent tropical garden, just minutes from Puerto Banús and surrounded by all essential services.

The layout of the apartment is both functional and elegant: a spacious entrance hall leads to an open-plan living and dining area with access to the terrace, which is shared with the master bedroom's terrace. The master bedroom features an en-suite bathroom. The second bedroom is equally spacious, with access to a private terrace and a separate bathroom. The independent kitchen is fully equipped with high-quality furnishings and includes a practical laundry area.

Additionally, the apartment comes with a storage room and a parking space, making it an ideal option as a primary residence or a second home to enjoy year-round.

The residential complex, designed in a Mediterranean style, boasts over 13,000 m<sup>2</sup> of tropical gardens, a large swimming pool, a small lake, and 24-hour security, ensuring peace and safety.

Alminar de Marbella is a perfect example of harmony with an exceptional natural setting. Designed by a prestigious architectural studio, it offers ready-to-move-in homes, "key in hand." Its Mediterranean architecture, surrounded by gardens and palm trees, is strategically located in the heart of Golf Valley, near renowned courses such as Los Naranjos, Aloha, and Las Brisas, and only 8 minutes from Puerto Banús and 4 minutes from Aloha.

A dream home in one of Marbella's most exclusive destinations.

At Alminar, your dream has come true. It's time to live it.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
24 -ständiger Empfang  
Einstellungsschränke  
W-lan  
Versorgungsraum

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Kategorie

Luxus

### Orientierung

Ost  
West

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
In der Nähe des Waldes  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Elektrische Jalousien  
Eingabetelefon  
Sicher

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage