



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

470.000 €

Referencia: R4895641    Dormitorios: 2    Baños: 2    Construido: 164m<sup>2</sup>    Terraza: 53m<sup>2</sup>





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## 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.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
24 Horas Recepción  
Armarios Empotrados  
WiFi  
Lavadero

### Vistas

Vistas a Jardín

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario

### Categoría

Lujo

### Orientación

Este  
Oeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Cerca de los Bosques  
Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Alarma  
Persianas Eléctricas  
Portero Automático  
Caja fuerte

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo  
Garaje