



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

850.000 €

Referencia: R4434976    Dormitorios: 4    Baños: 3    Construido: 177m<sup>2</sup>    Terraza: 55m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning ground floor with high-quality finishes in one of the best residential areas in Nueva Andalucía.

This immense ground floor comprises 4 double bedrooms with built-in wardrobes, 2 of them en suite, ideal for large families or those who receive visitors throughout the year. It features a spacious living room of about 50m<sup>2</sup> with access to a very large terrace with a BBQ area, retractable glass enclosures that are perfect for maintaining the ideal temperature year-round without losing natural light, and direct access to the communal pool and gardens.

The kitchen is spacious, equipped with high-quality appliances, ample storage space, and a laundry room with additional storage.

It's worth mentioning that all rooms in this property have exterior-facing windows, providing ample natural lighting.

Additionally, there is a large storage room and a parking space where the owners used to park an SUV, a small car, and a motorcycle.

The common areas boast gardens with incredible tropical vegetation, a unique pool with a very attractive designed beach bar. All common areas are well-maintained, including the entrances, parking area, gardens, and pool, among others.

The residential complex was built in 2007 by the Insur Group, designed for the most discerning clients seeking relaxation and quality. Located in the famous and exclusive Cerquilla area, near Los Naranjos Golf Club, private schools, restaurants, and just a few minutes away from Puerto Banus and Marbella city center.



## Características:

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Ascensor

Trastero - Almacén

Lavadero

Barbacoa

### Posición

Cerca de Puerto

Urbanización

Cerca de Ciudad

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado

Seguridad de 24 horas

### Orientación

Oeste

### Estado

Excelente estado de conservación

### Cocina

Cocina Parcialmente Equipada

### Aparcamiento

Párking Privado

### Climatización

Suelo Radiante

### Piscina

Piscina Comunitaria

### Jardin

Jardín Comunitario