



# Ground Floor Apartment for sale in Marbella, Marbella

690,000 €

Reference: R5310673 Bedrooms: 2 Bathrooms: 2 Plot Size: 42m<sup>2</sup> Build Size: 101m<sup>2</sup> Terrace: 37m<sup>2</sup>





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## Costa del Sol, Marbella

Beautiful Ground floor apartment in Nueva Andalucía.

Spacious 2-bedroom apartment located in gated complex Alminar de Marbella, Nueva Andalucía – the heart of Marbella's Golf Valley.

Big open-plan living and dining area with direct access to a private covered terrace and private garden with mountain and pool views.

Modern fully equipped kitchen with Siemens appliances and utility/laundry room.

Two bedrooms and two bathrooms, including a master suite with en-suite bathroom and direct access to the terrace and garden.

Apartment has south-east orientation, has plenty of natural light throughout the day.

Marble floors, underfloor heating throughout the apartment including bathrooms (water heating), and independent A/C systems (hot & cold).

Underground garage space and storage are included in the price.

Secure gated community surrounded by lush greenery and tranquility. The complex offers:

- 24-hour security service
- Three swimming pools with sunbathing areas
- Beautifully landscaped tropical gardens
- Easy access to nearby golf courses, restaurants, schools, and shops

Just a short drive away, you will find Puerto Banús, Marbella town, and the surrounding beaches – making this the perfect residence or investment opportunity on the Costa del Sol.

This apartment is ideal for those seeking an exclusive and peaceful lifestyle while being just minutes from all amenities and the beaches of Puerto Banús.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Fiber Optic

### Views

Sea Views  
Mountain  
Garden  
Pool

### Pool

Communal  
Garden  
Private Garden

### Category

Holiday Homes  
Investment  
Bargain  
Golf  
Luxury  
Resale

### Orientation

South  
South East

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Climate Control

Air Conditioning  
U/F Heating  
U/F/H Bathrooms

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private