



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

820,000 €

Reference: R5342269 Bedrooms: 4 Bathrooms: 4 Build Size: 301m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

SPECTACULAR 4 BEDROOM, 4 BATHROOM APARTMENT IN NUEVA ANDALUCIA

BARGAIN PRICE : €820,000

EXCLUSIVE LISTING

### Property Overview

- Type: Ground floor garden apartment
- Location: Alminar De Marbella, La Cerquilla, Nueva Andalucia
- Community: Prestigious gated development with tropical gardens, 3 Swimming Pools (Large feature pool + saltwater pool + children's pool), gazebo & entertainment area, 24-hour security and concierge.
- Nearby: World-class golf courses, fine dining, exclusive boutiques. beaches and the world famous Puerto Banús.

### Key Features

- Size:

Constructed area : 301 m<sup>2</sup>

Net internal areas :

Apartment - 183 m<sup>2</sup>

Car Parking Space - 23 m<sup>2</sup>

Storage Room - 11 m<sup>2</sup>

TOTAL Internal - 217 m<sup>2</sup>

- Bedrooms/Bathrooms: 4 bedrooms, 4 bathrooms

- General features:

Exceptional condition

1 x Large internal car parking space

EV charging station

1 x Large storage room

Lift access

- Optional Extras by separate negotiation

Existing furniture package

Additional (2nd) large internal car parking space - sale price €25,000

- Investment opportunities

Excellent rental potential

Excellent re-development potential

- Property status:

This beautiful family apartment is available for immediate occupation

Touristic licence ACTIVE - €6,500 per week revenue expectation in summer months - READY TO RENT



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Panoramic  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage