



Ground Floor Apartment in Nueva Andalucía

Bedrooms **4** Bathrooms **4** Built **301m2** Terrace **0m2**

R5342269

**Ground Floor
Apartment**

Nueva Andalucía

820.000€

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 m² Net internal areas : Apartment - 183 m² Car Parking Space - 23 m² Storage Room - 11 m² TOTAL Internal - 217 m² • 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

24 Hour Reception

Covered Terrace

Fiber Optic

Marble Flooring

Utility Room

24 Hour Reception

Double Glazing

Fitted Wardrobes

Near Transport

Access for people with reduced mobility

Ensuite Bathroom

Lift

Storage Room