ALL IN real estates








Middle Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	175m2	Terrace	60m2

R5549608	Middle Floor Apartment	Nueva Andalucía	895.000€

EXCLUSIVE 2-BEDROOM APARTMENT WITH SEA AND MOUNTAIN VIEWS – ALMINAR II, LA CERQUILLA, NUEVA ANDALUCÍA Magnificent 2-bedroom, 2-bathroom apartment located in Alminar II, one of the most exclusive and prestigious developments in La Cerquilla, in the heart of Nueva Andalucía, Marbella. Situated on the first floor, this exceptional property enjoys beautiful panoramic views of the Mediterranean Sea, the mountains, the swimming pools, and the extensive communal gardens. The home features a **total built area of 199,64 m²**, including interior and exterior zones, and a total usable area of 148,88 m². Its layout offers a spacious and bright living-dining room of nearly 39 m², a fully equipped kitchen, two large bedrooms, and two bathrooms. One of its main highlights is the magnificent 44 m² main terrace, ideal for enjoying al fresco dining, moments of relaxation, and the spectacular open views of the sea, the mountains, and the development's green areas. The apartment is completely new and brand-new to the market, as is all the furniture, which has been carefully selected to offer a modern, elegant, and comfortable atmosphere. A perfect opportunity for those seeking a move-in-ready property without the need for renovations or additional investment. Alminar II offers an exclusive private residential environment, surrounded by manicured tropical gardens and magnificent swimming pools, in one of Marbella's most coveted locations. Its privileged location in La Cerquilla provides easy access to the best golf

courses in Nueva Andalucía, Puerto Banús, beaches, restaurants, and all amenities. **An excellent opportunity to acquire a property in ?Alminar ?II, ?combining ?a ?prime location, generous ?outdoor ?spaces, stunning panoramic views, and ?the privilege ?of debuting ?a ?fully furnished home in ?one ?of ?the ?best ?areas ?of ?Marbella.**

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Covered Terrace	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Private Terrace	Satellite TV	Solarium
Storage Room	Utility Room	WiFi