



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

470 000 €

Référence: R4895641    Chambres: 2    Bain: 2    Construite: 164m<sup>2</sup>    Terrasse: 53m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Spacious Luxury Ground Floor Apartment with Two Bedrooms in Alminar de Marbella, at the Heart of Golf Valley, Nueva Andalucía. •Total built area: 217 m<sup>2</sup> (including terraces). •Interior built area: 164 m<sup>2</sup> •Terrace area: 53 m<sup>2</sup> •Usable area: 149 m<sup>2</sup> This exclusive apartment is located in a tranquil and prestigious residential complex with west and east orientation, offering views of the magnificent tropical garden, just minutes from Puerto Banús and surrounded by all essential services. The layout of the apartment is both functional and elegant: a spacious entrance hall leads to an open-plan living and dining area with access to the terrace, which is shared with the master bedroom's terrace. The master bedroom features an en-suite bathroom. The second bedroom is equally spacious, with access to a private terrace and a separate bathroom. The independent kitchen is fully equipped with high-quality furnishings and includes a practical laundry area. Additionally, the apartment comes with a storage room and a parking space, making it an ideal option as a primary residence or a second home to enjoy year-round. The residential complex, designed in a Mediterranean style, boasts over 13,000 m<sup>2</sup> of tropical gardens, a large swimming pool, a small lake, and 24-hour security, ensuring peace and safety. Alminar de Marbella is a perfect example of harmony with an exceptional natural setting. Designed by a prestigious architectural studio, it offers ready-to-move-in homes, "key in hand." Its Mediterranean architecture, surrounded by gardens and palm trees, is strategically located in the heart of Golf Valley, near renowned courses such as Los Naranjos, Aloha, and Las Brisas, and only 8 minutes from Puerto Banús and 4 minutes from Aloha. A dream home in one of Marbella's most exclusive destinations. At Alminar, your dream has come true. It's time to live it.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Réception 24 heures  
Armoires ajustées  
Wifi  
Buanderie

### Vues

Jardin

### Orientation

Est  
Ouest

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Paramètre

Près du golf  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près des écoles  
Près de la forêt  
Près de Marina

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée  
Safe

### Condition

Bien

### Piscine

Communautaire

### Jardin

Communautaire

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage

### Catégorie

Luxe