

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

850,000 €

Reference: R4434976 Bedrooms: 4 Bathrooms: 3 Build Size: 177m<sup>2</sup> Terrace: 55m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning ground floor with high-quality finishes in one of the best residential areas in Nueva Andalucía.

This immense ground floor comprises 4 double bedrooms with built-in wardrobes, 2 of them en suite, ideal for large families or those who receive visitors throughout the year. It features a spacious living room of about 50m<sup>2</sup> with access to a very large terrace with a BBQ area, retractable glass enclosures that are perfect for maintaining the ideal temperature year-round without losing natural light, and direct access to the communal pool and gardens.

The kitchen is spacious, equipped with high-quality appliances, ample storage space, and a laundry room with additional storage.

It's worth mentioning that all rooms in this property have exterior-facing windows, providing ample natural lighting.

Additionally, there is a large storage room and a parking space where the owners used to park an SUV, a small car, and a motorcycle.

The common areas boast gardens with incredible tropical vegetation, a unique pool with a very attractive designed beach bar. All common areas are well-maintained, including the entrances, parking area, gardens, and pool, among others.

The residential complex was built in 2007 by the Insur Group, designed for the most discerning clients seeking relaxation and quality. Located in the famous and exclusive Cerquilla area, near Los Naranjos Golf Club, private schools, restaurants, and just a few minutes away from Puerto Banus and Marbella city center.



## Features:

### Features

Lift  
Storage Room  
Utility Room  
Barbeque  
**Setting**  
Close To Port  
Urbanisation  
Close To Town  
**Furniture**  
Fully Furnished  
**Security**  
Gated Complex  
24 Hour Security

### Orientation

West

### Climate Control

U/F Heating

### Condition

Excellent

### Pool

Communal

### Kitchen

Partially Fitted

### Garden

Communal

### Parking

Private