



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

**699 000 €**

Référence: R5221963 Chambres: 2 Bain: 2 Terrain: 42m<sup>2</sup> Construite: 164m<sup>2</sup> Terrasse: 37m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Luxury 2-Bedroom Ground Floor Apartment in Alminar de Marbella – La Cerquilla, Nueva Andalucía Welcome to this elegant and spacious 2-bedroom ground floor apartment located in Alminar de Marbella, within the prestigious La Cerquilla area of Nueva Andalucía – the heart of Marbella's Golf Valley. This property offers an exceptional combination of luxury, comfort, and Mediterranean charm, all within a secure gated community surrounded by lush greenery and tranquility. **Property Overview** Set within a beautifully maintained urbanization featuring 24-hour security with closed-circuit cameras, landscaped gardens, and three large swimming pools, this apartment is ideal for those seeking an exclusive and peaceful lifestyle while being just minutes from all amenities and the beaches of Puerto Banús. **Main Features**

- Prime location: La Cerquilla – one of Marbella's most sought-after residential enclaves, surrounded by world-class golf courses.
- Spacious layout: Entrance hall, large open-plan living and dining area with direct access to a private covered terrace and private garden with views of the manicured communal areas.
- Modern kitchen: Fully equipped with high-end appliances and an adjacent utility/laundry room.
- Bedrooms & bathrooms: 2 bedrooms and 2 bathrooms, including a master suite with en-suite bathroom and direct access to the terrace and garden.
- Orientation: South-east facing, ensuring plenty of natural light throughout the day.
- Luxury finishes: Marble floors, underfloor heating in the bathrooms, and independent A/C systems (hot & cold) with individual thermostats.
- Technology & security: Alarm system, fiber optic internet connection, and secure gated access.
- Included in price: Underground garage space and storage room for added convenience.

**Community & Location** Alminar de Marbella stands out for its elegant Mediterranean architecture, spacious common areas, and serene environment. The complex offers:

- 24-hour security service
- Three swimming pools with sunbathing areas
- Beautifully landscaped tropical gardens
- Easy access to nearby golf courses, restaurants, schools, and shops Just a short drive away, you will find Puerto Banús, Marbella town, and the surrounding beaches – making this the perfect residence or investment opportunity on the Costa del Sol.

**In Summary** This apartment represents a rare opportunity to own a luxurious ground floor residence with a private garden in one of Marbella's most exclusive communities. Whether as a full-time home, a holiday retreat, or a smart investment, it offers the perfect blend of style, space, and location. Contact us today for more information or to arrange a private viewing.



## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud-Est	Climatisation
Ascenseur		A / C pré-installé
Terrasse privée		Cold A / C
Salle de stockage		A / C chaud
Salle de bain attenante		Salles de bain U / F / H
Sol en marbre		
Double vitrage		
Réception 24 heures		
Armoires ajustées		
Buanderie		
Fibre optique		
Accès aux personnes à mobilité réduite		
Vues	Paramètre	Condition
Mer	Près du golf	Excellent
Jardin	Urbanisation	
Piscine	Près de la mer	
	Proche des magasins	
	Près de la ville	
	Près des écoles	
Piscine	Meubles	Cuisine
Communautaire	Entièrement meublé	Entièrement équipé
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Souterrain
Aménagé	Sécurité 24 heures	Garage
	Système d'alarme	Private
	Téléphone d'entrée	
Services publics	Catégorie	
Électricité	Luxe	
Eau potable	Revente	