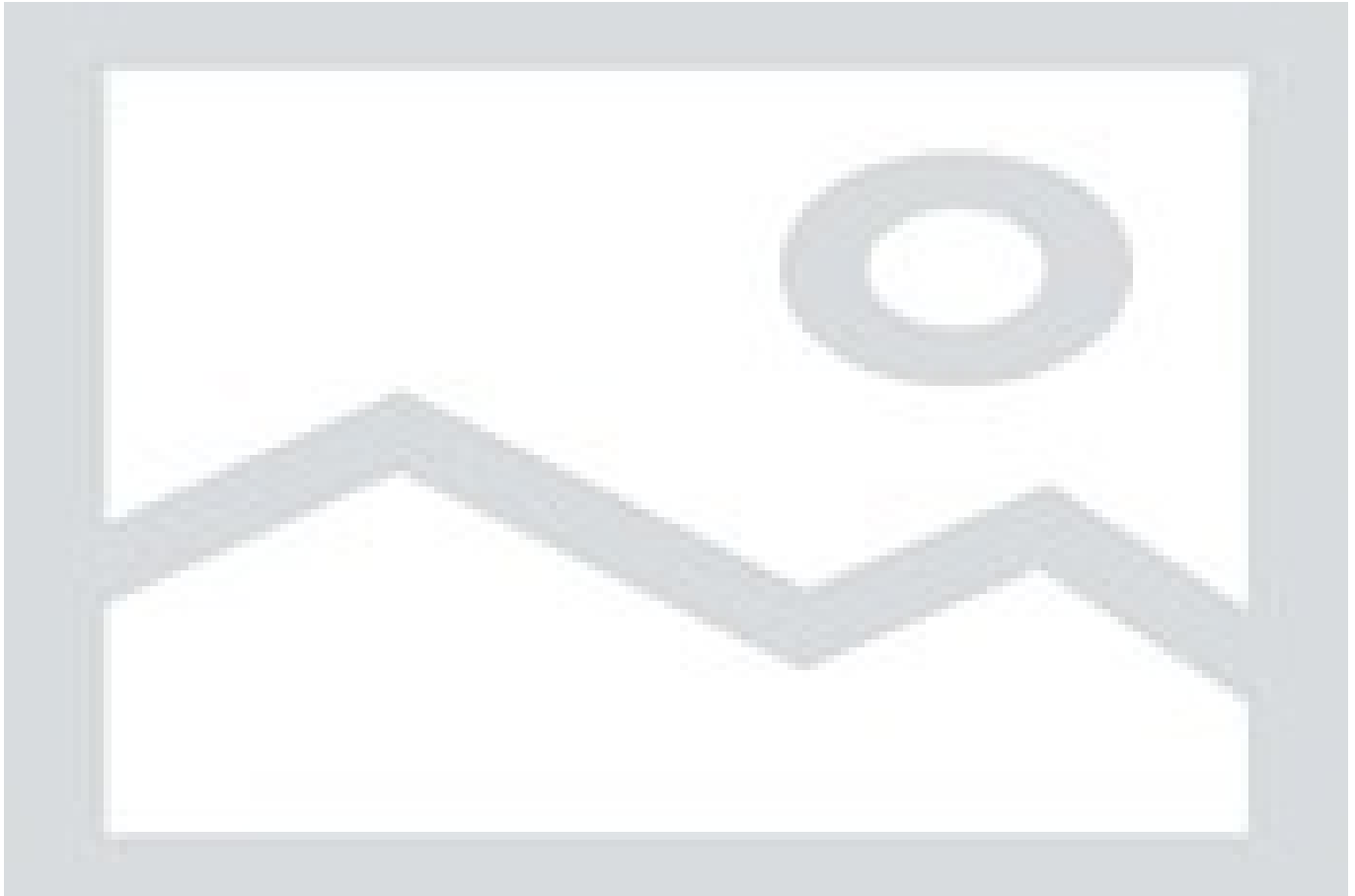


Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 164 m² Interior | 53 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,200 IBI | € 100 Rubish tax | € 6,924 Community fees



Property Description

Spacious Luxury Ground Floor Apartment with Two Bedrooms in Alminar de Marbella, at the Heart of Golf Valley, Nueva Andalucía.

- Total built area: 217 m² (including terraces).
- Interior built area: 164 m²
- Terrace area: 53 m²
- Usable area: 149 m²

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

This information is presumably correct but not guaranteed. The price and sale status can be modified without prior notice.
Urb. Marbella Real Local 2 (29602) Marbella - Spain Tel: +34 952 765 428 - Email: info@marbellaliving.com
The residential complex, designed in a Mediterranean style, boasts over 13,000 m² 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.

MARBELLA LIVING
Estate Agents

€ 470.000

Ref: R4895641

A dream home in one of Marbella's most exclusive destinations.
At Alminar, your dream has come true. It's time to live it.

Apartment for sale in Nueva Andalucía, Costa del Sol

