



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

**699.000 €**

Reference: R5221963    Bedrooms: 2    Bathrooms: 2    Plot Size: 42m<sup>2</sup>    Build Size: 164m<sup>2</sup>    Terrace: 37m<sup>2</sup>





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## 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.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Reception 24 ore  
Armadi a muro  
Ripostiglio  
Fibra ottica  
Accesso per le persone con mobilità ridotta

### Viste

Mare  
Giardino  
Piscina

### Piscina

Condominiale

### Giardino

Condominiale  
Paesaggistico

### Utility

Elettricità  
Acqua potabile

### Orientamento

Sud -est

### Collocamento

Vicino al golf  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Citofono

### Categoria

Lusso  
Rivendita

### Climate Control

Aria condizionata  
Pre -installato a/c  
Freddo a/c  
Caldo a/c  
Riscaldamento a pavimento nei bagni

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Garage  
Privato