



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

**470.000 €**

Reference: R4895641    Bedrooms: 2    Bathrooms: 2    Build Size: 164m<sup>2</sup>    Terrace: 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.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Reception 24 ore  
Armadi a muro  
Wifi  
Ripostiglio

### Viste

Giardino

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Lusso

### Orientamento

Est  
Ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole  
Vicino alla foresta  
Vicino al porto

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Persiane elettriche  
Citofono  
Cassaforte

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage