



Sales - Apartment - Marbella
650.000€

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Ref.-ID: MIBGR5310673

Marbella

Apartment

Community: 4,920 EUR / year IBI: 1,140 EUR / year

Rubbish: 30 EUR / year



2



2



101 m²



42 m²

Beautiful Ground floor apartment in Nueva Andalucía. Spacious 2-bedroom apartment located in gated complex Alminar de Marbella, Nueva Andalucía – the heart of Marbella’s Golf Valley. Big open-plan living and dining area with direct access to a private covered terrace and private garden with mountain and pool views. Modern fully equipped kitchen with Siemens appliances and utility/laundry room. Two bedrooms and two bathrooms, including a master suite with en-suite bathroom and direct access to the terrace and garden. Apartment has south-east orientation, has plenty of natural light throughout the day. Marble floors, underfloor heating throughout the apartment including bathrooms (water heating), and independent A/C systems (hot & cold). Underground garage space and storage are included in the price. Secure gated community surrounded by lush greenery and tranquility. 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. 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.

Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

Orientation

- ✓ South East
- ✓ South

Condition

- ✓ Excellent
- ✓ Good

Pool

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Pool

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

Furniture

- ✓ Fully Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Private

Security

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security

Parking

- ✓ Underground
- ✓ Garage
- ✓ Private

Category

- ✓ Bargain
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale