

€ 895,000

Ref: 04041

## Apartment for sale in Marbella

4 Bedrooms | 4 Bathrooms | 332 m<sup>2</sup> Interior | 183 m<sup>2</sup> Plot | Garage Yes | Pool Yes |



### Property Description

#### SPECTACULAR 4-BEDROOM GROUND FLOOR APARTMENT IN NUEVA ANDALUCIA

- Type: Ground floor apartment with garden
- Location: Alminar De Marbella, La Cerquilla, Nueva Andalucia
- Community: Prestigious gated community with tropical gardens, 3 swimming pools (large main pool + saltwater pool + children s pool), gazebo and entertainment area, 24-hour security and concierge service.

- Nearby: World-class golf courses, fine dining restaurants, exclusive boutiques, beaches, and the world-famous Puerto Banús.

#### • MAIN FEATURES

- Size:
  - o Built area: 332 m<sup>2</sup>
  - o Net interior area: 234 m<sup>2</sup>

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- o Net interior area (apartment only): 183 m<sup>2</sup>
  - Bedrooms/Bathrooms: 4 bedrooms, 4 bathrooms
  - General features:
    - o Excellent condition
    - o Two spacious indoor parking spaces
    - o Electric vehicle charging station
    - o Large storage room
    - o Elevator access
    - o Existing furniture package available upon negotiation
  - Investment opportunities
    - o Excellent rental potential
    - o Excellent renovation potential
    - o Property offered with renovation options tailored to client preferences
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