



## 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>





## 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:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea Views  
Garden  
Pool

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Luxury  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private