

## Apartment for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 4 Bathrooms | 301 m<sup>2</sup> Interior | Garage Yes | Garden Yes | Pool Yes  
€ 1,499 IBI | € 60 Rubish tax



### Property Description

SPECTACULAR 4 BEDROOM, 4 BATHROOM APARTMENT IN NUEVA ANDALUCIA  
BARGAIN PRICE : €820,000  
EXCLUSIVE LISTING

#### Property Overview

- Type: Ground floor garden apartment
- Location: Alminar De Marbella, La Cerquilla, Nueva Andalucia
- Community: Prestigious gated development with tropical gardens, 3 Swimming Pools (Large feature pool + saltwater pool + children's pool), gazebo & entertainment area, 24-hour security and concierge.
- Nearby: World-class golf courses, fine dining, exclusive boutiques. beaches and the world famous Puerto Banús.

#### Key Features

- Size:
  - Constructed area : 301 m<sup>2</sup>
  - Net internal areas :
    - Apartment - 183 m<sup>2</sup>
    - Car Parking Space - 23 m<sup>2</sup>
    - Storage Room - 11 m<sup>2</sup>
    - TOTAL Internal - 217 m<sup>2</sup>
- Bedrooms/Bathrooms: 4 bedrooms, 4 bathrooms
- General features:
  - Exceptional condition
  - 1 x Large internal car parking space
  - EV charging station
  - 1 x Large storage room
  - Lift access
- Optional Extras by separate negotiation
  - Existing furniture package
  - Additional (2nd) large internal car parking space - sale price €25,000
- Investment opportunities
  - Excellent rental potential
  - Excellent re-development potential
- Property status:
  - This beautiful family apartment is available for immediate occupation
  - Touristic licence ACTIVE - €6,500 per week revenue expectation in summer months - READY TO RENT