

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

2 Bedrooms | 2 Bathrooms | 205 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,200 IBI | € 185 Rubish tax | € 5,232 Community fees



### Property Description

Spacious 2-bedroom ground-floor apartment located in Urbanization Almar de Marbella phase 1 in La Cerquilla, the most prestigious area of Nueva Andalucía. This luxury apartment is situated in a quiet and exclusive complex in the heart of the Golf Valley. The property is ideal as a second residence or for year-round living.

The apartment is distributed into an entrance hall, a large living-dining room, a separate kitchen with a large window opening onto the living area, a laundry room, two bedrooms, and two bathrooms, one of them en suite. The kitchen is fully equipped with good-quality fittings. From the spacious terrace, there are views of the tropical garden and pool. The entire apartment is equipped with air conditioning.

Additionally, the property includes an underground parking space. For your security, there is 12-hour security service.

The complex offers concierge, tropical gardens of more than 13,000 m<sup>2</sup>, a swimming pool, and a

small lake. Its typically Mediterranean architecture has been designed by a renowned group of architects, combining sunny landscapes, gardens, and palm trees. The location is unbeatable, surrounded by golf courses such as Los Naranjos, Aloha, and Las Brisas. It is also just 5 minutes from Puerto Banús and all the services it offers.