

# NUEVA ANDALUCÍA



bedrooms  
**2**

bathrooms  
**2**

built m<sup>2</sup>  
**164**

terrace m<sup>2</sup>  
**53**

## APARTMENT IN NUEVA ANDALUCÍA

Spacious Luxury Ground Floor Apartment with Two Bedrooms in Alminar de Marbella, at the Heart of Golf Valley, Nueva Andalucía. •Total built area: 217 m<sup>2</sup> (including terraces). •Interior built area: 164 m<sup>2</sup> •Terrace area: 53 m<sup>2</sup> •Usable area: 149 m<sup>2</sup> This exclusive apartment is located in a tranquil and prestigious residential complex with west and east orientation, offering views of the magnificent tropical garden, just minutes from Puerto Banús and surrounded by all essential services. The layout of the apartment is both functional and elegant: a spacious entrance hall leads to an open-plan living and dining area with access to the terrace, which is shared with the master bedroom's terrace. The master bedroom features an en-suite bathroom. The second bedroom is equally spacious, with access to a private terrace and a separate bathroom. The independent kitchen is fully equipped with...

community

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garbage

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ibi

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price

**470,000 €**









