



## PŮZEMNÍ APARTMÁN 4 LOŽNICE

📍 Nueva Andalucía

REF# R5342269 – 820.000€

IBI

1499 €/YEAR

Garbage

60 €/YEAR



4

Ložnice



4

Koupelny



301 m<sup>2</sup>

Built

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

VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es  
**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

## 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



