



MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

REF# R5399737 – 690.000€

IBI

1065 €/YEAR

Garbage

185 €/YEAR

Community

4560 €/YEAR



2
Beds



2.5
Baths



142 m²
Built



85 m²
Terrace

Spacious apartment located in a gated, guarded, residential complex Almar de Marbella, in the elite area of Nueva Andalusia, surrounded by golf courses and villas, just a few minutes drive from the developed infrastructure of the famous Puerto Banus: restaurants, cafes and supermarkets, boutiques of famous brands, a large shopping center and a beautiful equipped beach. Apartments with a total area of 227 meters, of which 142 are residential, 85 meters of Porsche-type loggias (a unique feature: the only glazed

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loggias in the complex, with the official permission of the administration of the complex). The apartment consists of a spacious hall with a guest toilet, a 46 meter living room with access to the main terrace overlooking the gardens and pool, 2 en-suite bedrooms with private bathrooms and access to the terraces, a fully equipped kitchen with utility room. High ceilings 2.9 meters, marble floors, air conditioning in all rooms. The price includes a parking space for a car and a storage room of 14 meters, located in the underground garage. An elevator is installed. The complex offers a large swimming pool, well-kept garden (with a gardener) and a barbecue area. Round the clock security. Ideal for families.

