

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5310676 €2,150,000

BEDS

3

BATHS

2

BUILT

217 m<sup>2</sup>

TERRACE

90 m<sup>2</sup>

Fully renovated elevated ground-floor apartment located in La Cerquilla, one of the most established and sought-after residential areas of Nueva Andalucía, within the gated community of Les Belvederes.

The property offers an interior built area of 215 m<sup>2</sup> and features three bedrooms, two bathrooms with underfloor heating, and one guest toilet. The layout is well distributed, beginning with a generous entrance hall that ensures privacy from the main living areas. The spacious open-plan living, dining, and kitchen area provides a bright and functional environment with direct access to the terrace.

A key feature of the property is its impressive 90 m<sup>2</sup> south-facing terrace, offering ample space for a dining area, lounge seating, and sunbeds. The terrace enjoys open panoramic views of the Mediterranean Sea, surrounding greenery, Gibraltar, and the African coastline.

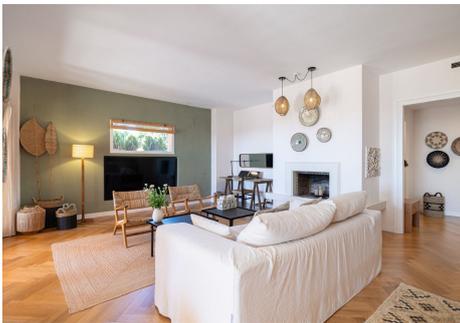
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Unlike many other units within the community, which require navigating numerous stairs and offer no lift access, this apartment benefits from easy, step-free access directly from the main gate, making it particularly practical and convenient.

The gated urbanisation offers 24-hour security, an outdoor swimming pool overlooking the sea, paddle tennis courts, a gym, and a sauna.

La Cerquilla is located in the heart of Nueva Andalucía's renowned Golf Valley, close to several prestigious golf courses, international schools, restaurants, and Puerto Banús. The property is ideal as a permanent residence, holiday home, or investment opportunity in a prime Marbella location.



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