

# BROMLEY ESTATES

*Marbella.*



## GROUND FLOOR APARTMENT 4 BEDROOMS 4 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5342269 €820,000

BEDS

4

BATHS

4

BUILT

301 m<sup>2</sup>

SPECTACULAR 4 BEDROOM, 4 BATHROOM APARTMENT IN NUEVA ANDALUCIA

BARGAIN PRICE : €820,000

EXCLUSIVE LISTING

### 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.

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## 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



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