+34 604 489 646

LUXURY REALTY
Real Estate Agency

info@luxury-realty.com

Апартамент в Nueva Andalucía

Референция: R5315089

Спальни: 4	Ванные: 4	M² Размер: 240	Цена: 895 000 €
Статус: Продажа	Тип недвижимости: Апартамент	Места: по запросу	M² Участок:

Описание:is a magnificent luxury residential complex located in La Cerquilla, one of the most exclusive and sought-after areas within the prestigious district of Nueva Andalucía, nestled between the renowned golf courses Las Brisas and Los Naranjos. The complex stands out for its impressive oasis-like appearance, featuring beautifully landscaped gardens that complement the elegant Mediterranean architecture, perfectly blending with the lush Andalusian hills overlooking the famous Golf Valley. is just a few minutes away from the restaurants and shops of Aloha, Centro Plaza in Nueva Andalucía, and the famous marina Puerto Banús, with its exclusive designer boutiques, bars, cafés, and nightclubs. Its privileged location in the heart of the Golf Valley ensures a wide selection of top-tier golf clubs for enthusiasts of the sport. For your comfort, privacy, and peace of mind, is a gated community with 24-hour security. The complex is divided into two phases: The entire development enjoys impressive sea views, and many of the apartments are oriented towards the iconic La Concha mountain. 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 departure famous Puerto Banú Size : o Constructed area : 332 m² o Net internal area : 234 m² o Net internal area (Apartment Only) : 183m2 • Bedrooms/Bathrooms: 4 bedrooms, 4 bathroom General features : o Excellent condition o Two large internal car parking spaces o EV charging station o Large storage room o Lift access o Existing furniture package available by negotiation • Investment opportunities o Excellent rental potential o Excellent re-development potential o Property offered with re-development options (Reform programs tailored to client preference) PRICE & OPTIONS • Existing property : €895,000 o Existing furniture package available by negotiation • Existing property with new interior decor and furniture package : €995,000 • Intermediate reform : €1,295,000 o Includes new luxury open-plan kitchen (Miele appliances), new bathroom installations, new timber flooring, new internal decor with interior design package supplied • Complete reform : €1,895,000 o The existing property will be stripped and re-built as a brand new property with luxury finishes and latest home design technology. features include : o All new surfaces throughout - Luxury wall, floor & ceiling finishes o Mechanical and electrical services - New electrics, LED lighting, plumbing, air conditioning & underfloor heating o Bathrooms – New luxury furniture, sanitary ware combined with high quality porcelain surfaces. o External glazing system & glass curtains – New systems which include latest technology for improved thermal efficiency. o Internal doors and wardrobes – new high quality joinery and finishes o Internal decoration with interior design package o Detailed specifications available on request

---

Особенности:

Бассейн, Кондиционирование, Вид на горы, Частный сад, Лифт, None, Система оповещения, Круглосуточная охрана, Парковочные места, Дом отдыха, Инвестиции, None, Перепродажа