

NUEVA ANDALUCÍA

895 000 €

■■■■■■■■ R5549608

■■■■■■■■■■■■ ■ Nueva Andalucía

2	2	175 m²	60 m²
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EXCLUSIVE 2-BEDROOM APARTMENT WITH SEA AND MOUNTAIN VIEWS – ALMINAR II, LA CERQUILLA, NUEVA ANDALUCÍA Magnificent 2-bedroom, 2-bathroom apartment located in Alminar II, one of the most exclusive and prestigious developments in La Cerquilla, in the heart of Nueva Andalucía, Marbella. Situated on the first floor, this exceptional property enjoys beautiful panoramic views of the Mediterranean Sea, the mountains, the swimming pools, and the extensive communal gardens. The home features a **total built area of 199,64 m²**, including interior and exterior zones, and a total usable area of 148,88 m². Its layout offers a spacious and bright living-dining room of nearly 39 m², a fully equipped kitchen, two large bedrooms, and two bathrooms. One of its main highlights is the magnificent 44 m² main terrace, ideal for enjoying al fresco dining, moments of relaxation, and the spectacular open views of the sea, the mountains, and the development's green areas. The apartment is completely new and brand-new to the market, as is all the furniture, which has been carefully selected to offer a modern, elegant, and comfortable atmosphere. A perfect opportunity for those seeking a move-in-ready property without the need for renovations or additional investment. Alminar II offers an exclusive private residential environment, surrounded by manicured tropical gardens and magnificent swimming pools, in one of Marbella's most coveted locations. Its privileged location in La Cerquilla provides easy access to the best golf courses in Nueva Andalucía, Puerto Banús, beaches, restaurants, and all amenities. **An excellent opportunity to acquire a property in ■Alminar ■II, ■combining ■a prime ■location, ■generous ■outdoor ■spaces, ■stunning panoramic ■views, ■and the ■privilege ■of debuting ■a ■fully ■furnished ■home in one ■of ■the ■best ■areas ■of ■Marbella.**

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[redacted]	R5549608	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	895 000 €
[redacted]	2	[redacted]	2
[redacted]	175 m²	[redacted]	–
[redacted]	60 m²	[redacted]	[redacted]

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