+34 610 31 79 42 info@estepona-invest.es

## ■■■■■■■■■■■■ ■ Nueva Andalucía ■■■■■■■■■■■■: R5342269

■■■■■■■■: 4 ■■■■■■■: 4 M²: 301 ■■■■■: 820 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■: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. Key Features • Size: Constructed area : 301 m² Net internal areas : Apartment - 183 m2 Car Parking Space - 23 m2 Storage Room - 11 m² TOTAL Internal - 217 m² • 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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