



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella West

**895,000 €**

Reference: R5294065   Bedrooms: 4   Bathrooms: 4   Build Size: 332m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Luxury Ground Floor Garden Apartment for Sale in Alminar de Marbella, La Cerquilla, Nueva Andalucía, Marbella Asking Price: From €895,000 An exceptional four-bedroom ground floor garden apartment located in the prestigious gated community of Alminar de Marbella, set in the exclusive enclave of La Cerquilla, Nueva Andalucía. This property combines generous interior volumes with outstanding re-development and rental potential, offering a rare opportunity to create a bespoke luxury residence in one of Marbella's most sought-after areas. Property Overview Type: Ground floor garden apartment Bedrooms: 4 Bathrooms: 4 Built Area: 332 m<sup>2</sup> Interior Area: 183 m<sup>2</sup> Community & Lifestyle Alminar de Marbella is a prestigious, fully gated development renowned for its privacy, security, and beautifully landscaped tropical gardens. Residents enjoy: Three communal swimming pools Large feature pool Saltwater pool Children's pool Gazebo and social/entertainment area 24-hour security and concierge service The location is second to none—surrounded by world-class golf courses, fine dining restaurants, exclusive boutiques, golden beaches, and just minutes from the world-famous marina of Puerto Banús. General Features Excellent overall condition Two large underground parking spaces EV charging station Large private storage room Lift access Existing furniture package available by negotiation Investment Highlights Excellent rental potential (short- and long-term) Outstanding re-development potential Property offered with tailored modernisation and reform programs Flexible options to suit different budgets and lifestyle requirements Price & Modernisation Options Existing Property €895,000 Furniture package available by negotiation New Interior Décor & Furniture Package €995,000 Interior design and furniture package by Zoco Home Choice of two curated concepts: Scandi or Boho Intermediate Reform €1,295,000 Includes: New luxury open-plan kitchen with Miele appliances New bathroom installations New timber flooring throughout Complete internal redecoration Interior design and furniture package by Zoco Home Complete Luxury Reform €1,895,000 A full transformation into a brand-new, state-of-the-art luxury residence, including: New wall, floor, and ceiling finishes throughout New mechanical and electrical systems (electrics, LED lighting, plumbing) Air conditioning and underfloor heating Luxury bathrooms with premium sanitaryware and porcelain surfaces New high-performance external glazing and glass curtain systems for improved thermal efficiency New internal doors and bespoke wardrobes with high-quality joinery Full interior design and furniture package by Zoco Home (Detailed specifications available upon request) Additional Information The vendor is a renowned construction and interior design specialist with over 20 years of experience delivering luxury homes in the Marbella area, ensuring exceptional build quality and design execution. A rare opportunity to acquire a spacious, high-end apartment in a blue-chip location—complete with a bespoke modernisation program tailored entirely to your vision.



## Features:

### Features

Lift  
Storage Room  
Ensuite Bathroom

### Pool

Communal  
Children's Pool

### Security

Gated Complex  
24 Hour Security

Entry Phone

### Category

Golf  
Luxury  
Resale  
Contemporary

### Setting

Close To Golf  
Urbanisation  
Close To Schools

### Furniture

Optional

### Parking

Private  
More Than One

### Condition

Excellent

### Garden

Communal

### Utilities

Electricity  
Drinkable Water