



## 3 Bed Apartment For Sale

**€795,000**

**Nueva Andalucía, Costa del Sol**

**Ref: R4039084**

Within the sought-after development of Las Alamandas, this elegant ground floor apartment has recently come on the market. Located frontline to the prestigious golf course, Las Brisas, this beautiful property is within the heart of the Golf Valley of Nueva Andalucía. Overlooking the course, the spacious apartment enjoys excellent views of the golf course, as well as views of the majestic La Concha mountain. The classic architecture of Las Alamandas is timeless, and the high quality build is reflected in the excellent condition of this apartment. The buildings are arranged around the impeccable gardens and swimming pool, and a series of soaring palm trees. As you enter the building, which houses just 5 apartments, you encounter highly polished marble floors, and a lift to the other floor...

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*Banus Immo*  
MARBELLA



# Gallery



Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*Banus Immo*  
MARBELLA

# Property Description

**Location:** Nueva Andalucía, Costa del Sol, Spain

Within the sought-after development of Las Alamandas, this elegant ground floor apartment has recently come on the market. Located frontline to the prestigious golf course, Las Brisas, this beautiful property is within the heart of the Golf Valley of Nueva Andalucía. Overlooking the course, the spacious apartment enjoys excellent views of the golf course, as well as views of the majestic La Concha mountain.

The classic architecture of Las Alamandas is timeless, and the high quality build is reflected in the excellent condition of this apartment. The buildings are arranged around the impeccable gardens and swimming pool, and a series of soaring palm trees.

As you enter the building, which houses just 5 apartments, you encounter highly polished marble floors, and a lift to the other floors. Located on the ground floor, you enter into the generous lounge-dining area of the apartment, which has a total living space of 183,93 m<sup>2</sup> plus 65,41 m<sup>2</sup> of terrace.

The decor of the lounge, dining area and terrace is all themed in fuschia and slate grey - giving the apartment a modern, yet classic elegance. With a large fireplace and ....??? The kitchen is white, separate and fully-fitted with quality appliances. The covered terrace looks directly over the golf course, and has a gate which leads down to the course.

The 3 bedrooms and 3 bathrooms are all styled in different colours and with individual decor, along with quality bathrooms.

The apartment has air-conditioning and under floor heating, an underground garage and storage area.

The communal gardens and pool in this complex are beautifully maintained, and there is also a communal gymnasium and sauna for residents to enjoy.

The location of this apartment, in the heart of the golf valley in Nueva Andalucía is highly desirable, and it is rare for apartments in this elegant complex to come onto the market. Within the prestigious neighbourhood is a series of top golf courses, sports facilities, restaurants, shops and bars. The beach, and world famous Puerto Banús are just 5-minutes away, offering a haven of luxury yachting, designer shopping and international gastronomy.

# Additional Info

For Sale	Beds: 3	Baths: 3
Type: Apartment	Area: 249 sq m	Garden
Pool	Setting: Frontline Golf	Close To Golf
Close To Port	Close To Sea	Close To Town
Close To Marina	Urbanisation	Orientation: South East
South	Condition: Excellent	Pool: Communal
Heated	Climate Control: Air Conditioning	U/F/H Bathrooms
Views: Golf	Garden	Covered Terrace
Fitted Wardrobes	Private Terrace	Satellite TV
WiFi	Storage Room	Ensuite Bathroom
24 Hour Reception	Fiber Optic	Furniture: Fully Furnished
Kitchen: Fully Fitted	Garden: Communal	Landscaped
Security: Gated Complex	Entry Phone	Alarm System
24 Hour Security	Parking: Underground	Garage
Covered	Private	Utilities: Electricity

Drinkable Water

Telephone

Gas

Category: Golf

Investment

Luxury

Resale

Built Area : 249 sq m

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*<sup>®</sup>  
MARBELLA