



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

445.000 €Referenz: R5112667 Schlafzimmer: 2 Badezimmer: 2 Garten: 106m² Terrasse: 23m²



Costa del Sol, Nueva Andalucía

With its smart and functional layout, this apartment offers two spacious bedrooms and two bathrooms — one of them en-suite — along with a separate kitchen and an independent utility room that makes everyday living easier. It also comes with a long underground parking space, perfectly sized for two medium cars, ensuring both convenience and peace of mind. The 106m² built area is thoughtfully distributed to make the most of every corner. On both sides of the apartment, terraces totaling 23 m² extend your living space outdoors, inviting you to pause and take in the fresh air, the morning light, or the soft colors of the evening sky. Thanks to its northeast orientation and clever design, the home stays naturally bright yet comfortable all year round, with serene views of the sea and mountains as your backdrop. The residential complex itself feels like a hidden retreat: impeccably landscaped gardens, shimmering pools to escape the heat, quiet corners for unwinding, and a signature waterfall at the entrance that immediately sets the tone of the surroundings. Located in the sought-after Aloha area of Nueva Andalucía, this is a neighborhood known for its golf courses, tranquil atmosphere, and refined setting — a favourite among both year-round residents and those seeking a second home on the Costa del Sol. Its location strikes the perfect balance: just minutes away from the vibrant energy of Puerto Banús, top-tier dining, boutique shopping, and some of Marbella's most beautiful beaches, yet tucked away enough to offer privacy and calm. We invite you to come and feel what makes this property special — and see yourself living here. The Abbreviated Information Document (DIA) is available upon request. Additional costs: taxes (ITP or VAT+AJD), notary, and registration fees not included in the price.



Eigenschaften:

Merkmale

Überdachte Terrasse
Aufzug
In der Nähe des Transports
Private Terrasse
Badezimmer
Einstellungsschränke
W-lan
Versorgungsraum
Restaurant vor Ort
Höflichkeitsbus
Glasfaser

Ansichten

Berg
Garten
Pool
Straße

Pool

Gemeinschaft

Parken

Unterirdisch
Gemeinschaft

Energiebewertung

E

Orientierung

Nordosten

Einstellung

Gewerbegebiet
Urbanisierung
In der Nähe des Meeres
In der Nähe von Geschäften
In der Nähe von Schulen

Küche

Voll ausgestattet

Versorgungsunternehmen

Strom
Trinkbares Wasser

CO2 -Emissionsbewertung

D

Klimakontrolle

Kalte a/c
Heiße A/C.
Kamin

Zustand

Gut

Garten

Gemeinschaft

Kategorie

Ferienhäuser
Investition
Billig
Wiederverkauf