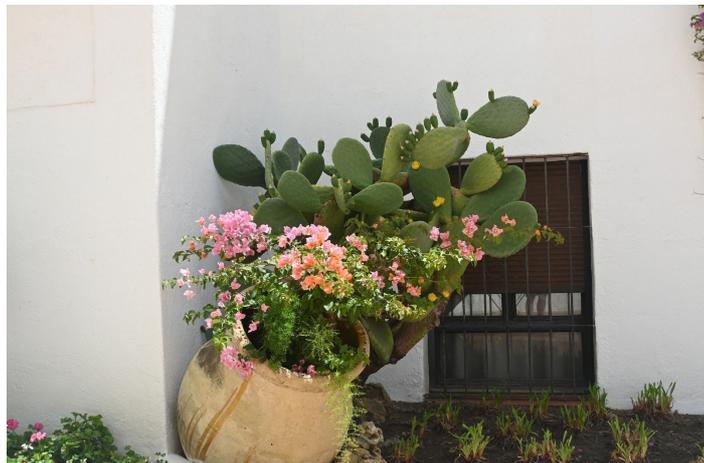




# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

440,000 €

Reference: R5315641 Bedrooms: 2 Bathrooms: 2 Build Size: 96m<sup>2</sup> Terrace: 49m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### Beautifully Renovated Ground-Floor Apartment in Aloha Gardens – Nueva Andalucía

Situated in the highly sought-after Aloha Gardens, in the heart of Marbella's prestigious Golf Valley, this newly renovated ground-floor apartment offers an exceptional Mediterranean lifestyle in one of Nueva Andalucía's most desirable communities.

Ideally positioned within walking distance of Aloha Golf Club, the property combines tranquillity, convenience, and prime positioning in one of Marbella's most established residential areas.

The apartment boasts a bright and thoughtfully designed layout featuring two spacious bedrooms and two bathrooms, including a master en-suite. A fully fitted kitchen flows seamlessly into the welcoming living area, which opens onto an impressive 50 m<sup>2</sup> covered terrace. From here, you enjoy direct access to a private garden – perfect for al fresco dining, sunbathing, or relaxing in complete privacy.

A major lifestyle enhancement is the newly completed riverside walkway in Nueva Andalucía, which now allows residents to enjoy a scenic stroll along the river directly to La Sala and onwards into Puerto Banús. This added connectivity significantly enhances both convenience and rental appeal, making the property even more attractive for residents and investors alike.

#### Property Features

2 bedrooms

2 bathrooms (including master en-suite)

96 m<sup>2</sup> built (87 m<sup>2</sup> interior)

Fully fitted kitchen

50 m<sup>2</sup> covered terrace

Private garden

Private garage space included

Set within a secure gated community, Aloha Gardens offers beautifully landscaped gardens, a communal swimming pool, and a peaceful yet vibrant atmosphere. Residents are moments from Marbella's finest golf courses, restaurants, boutique shopping, and the glamour of Puerto Banús.

This property represents an excellent opportunity as a permanent residence, a mid- to long-term rental investment, or a refined holiday retreat in one of Marbella's most prime residential locations.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Fiber Optic

### Views

Mountain

### Pool

Communal

### Garden

Private Garden

### Utilities

Electricity

### Orientation

South East

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground