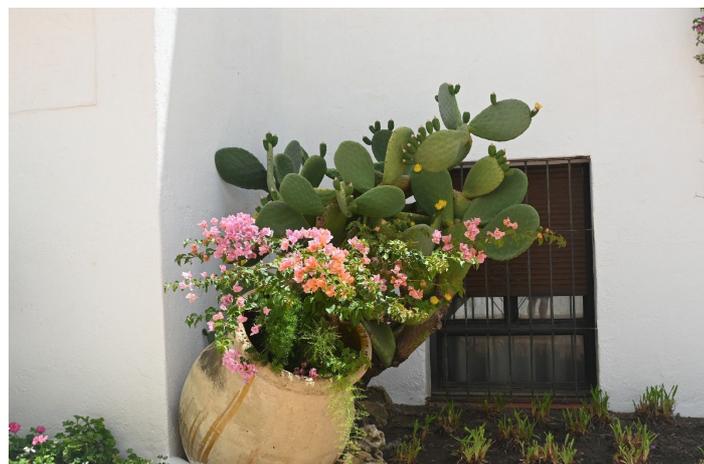




# Begane grond appartement te koop in Nueva Andalucía, Marbella

440.000 €

Referentie: R5315641 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 96m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Sportschool  
Optische vezel

### Uitzicht

Mountain Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

private Garden

### Voorzieningen

Elektriciteit

### Zonorientatie

Zuidoost Zonoriëntatie

### Ligging

Commerciele omgeving  
Dicht bij strand  
Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad  
Dichtbij bos  
Dichtbij jachthaven  
Meubilering  
Volledig gemeubileerd  
Beveiliging  
Omheind complex  
24 -uurs beveiliging  
Elektrische rolluiken  
Deurbel met intercom  
Categorie  
Vakantiehuis  
Investering  
Golf  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage