



# Apartment mit mittlerer Etage zum Verkauf in Nueva Andalucía, Marbella

485.000 €

Referenz: R5333551    Schlafzimmer: 2    Badezimmer: 2    Garten: 83m<sup>2</sup>    Terrasse: 23m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This beautifully presented 2 bedroom apartment, located in the prestigious Señorío de Aloha complex in Nueva Andalucía, Marbella, offers an exceptional blend of comfort, style, and convenience. Set within a sought-after gated community, the property enjoys a prime south-east orientation, benefitting from impressive panoramic views of the sea, the Nueva Andalucía valley, country landscapes, and surrounding mountains. Designed with both sophistication and practicality in mind, the apartment is beautifully presented.

Comprising 83m<sup>2</sup> of built space with 23m<sup>2</sup> of private terrace, the apartment features a spacious living room with distinct dining and sitting areas, a working fireplace, and direct access to a private, covered terrace that is ideal for enjoying outdoor meals while taking in the far-reaching vistas. The fully furnished residence also includes a fully fitted, equipped kitchen with its own laundry area and terrace access. The master bedroom benefits from an en-suite bathroom and opens out onto the main terrace, while the guest bedroom features balcony access and is served by a separate bathroom. Additional comforts include air conditioning throughout, double glazing, marble flooring, fitted wardrobes, and security shutters.

Residents of Señorío de Aloha benefit from an array of communal amenities, including beautifully landscaped gardens, multiple swimming pools—one of which is heated—and an automatic irrigation system. Security is a priority, with 24-hour service, security entrance, doorman, and gated access enhancing peace of mind. The property also boasts a communal garage, lift access, storage facilities, and is wheelchair-accessible, ensuring convenience for all residents.

Ideally situated, the apartment is within walking distance of local shops, schools, the town centre, Puerto Banus marina, popular beaches, golf courses, and children's playgrounds. Public transport links are close at hand, making this property an excellent choice for those seeking an &nbsp;elegant &nbsp;and &nbsp;comfortable &nbsp;home &nbsp;or &nbsp;a lucrative investment &nbsp;in one of Marbella's most desirable &nbsp;areas. Pets are &nbsp;permitted, &nbsp;further bolstering &nbsp;the apartment's &nbsp;appeal &nbsp;to &nbsp;a &nbsp;broad &nbsp;range &nbsp;of &nbsp;buyers.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke

### Ansichten

Meer  
Panorama  
Land  
Urban

### Pool

Gemeinschaft  
Erhitzt

### Garten

Gemeinschaft

### Orientierung

Südost

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut

### Küche

Teilweise montiert

### Parken

Gemeinschaft