



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

445.000 €

Referenz: R5112667 Schlafzimmer: 2 Badezimmer: 2 Garten: 106m<sup>2</sup> Terrasse: 23m<sup>2</sup>





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## 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 106m<sup>2</sup> built area is thoughtfully distributed to make the most of every corner. On both sides of the apartment, terraces totaling 23 m<sup>2</sup> 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

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### 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