



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

470.000 €

Reference: R5112667    Bedrooms: 2    Bathrooms: 2    Build Size: 106m<sup>2</sup>    Terrace: 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.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Ensuite Banyo  
Takılmış gardıroplar  
Wifi  
Kamu hizmeti odası  
Sitede restoran  
Nezaket otobüsü  
Fiber optik

### Görüşler

Dağ  
Bahçe  
Havuz  
Sokak

### Havuz

Ortak  
Otopark  
Yeraltı  
Ortak

### Enerji derecesi

E

### Oryantasyon

Kuzey Doğu

### Ayar

Ticari alan  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın

### Mutfak

Tam takılmış  
Kamu hizmetleri  
Elektrik  
İçilebilir su

### CO2 Emisyon Derecesi

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### İklim kontrolü

Soğuk klima  
Sıcak klima  
Şömine

### Durum

İyi

### Bahçe

Ortak  
Kategori  
Tatil Evleri  
Yatırım  
Ucuz  
Yeniden satış