



Middle Floor Apartment for sale in Nueva Andalucía,  
Marbella

490,000 €

Reference: R5168662 Bedrooms: 2 Bathrooms: 2 Build Size: 94m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover your new home in the exclusive Señorío de Aloha residential complex in Nueva Andalucía! This charming two-bedroom, two-bathroom flat is located just a few minutes from Puerto Banús and in the heart of Nueva Andalucía, where you can enjoy beaches, shops and restaurants just a few metres from the property. It has a spacious living-dining room with a fireplace.

The jewel of this flat is its private terrace, which offers stunning open views of Nueva Andalucía, El Puerto and the sea, ideal for enjoying the balmy Mediterranean nights. The kitchen is fully equipped and has a laundry area. In addition, the building has a reception, several swimming pools and large garden areas that enhance the charm of the place.

With 114 m<sup>2</sup> of floor space and 94 m<sup>2</sup> of usable space, this flat offers a comfortable and well-distributed layout. It includes fitted wardrobes, a storage room and a parking space, all in excellent condition. The hot/cold air conditioning and south-east orientation ensure a cosy atmosphere all year round.

An excellent investment near Puerto Banus, ideal for living or renting.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Utility Room  
Car Hire Facility

### Views

Sea

### Pool

Communal

### Security

Gated Complex

### Orientation

South East

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Town  
Close To Marina

### Furniture

Fully Furnished

### Parking

Underground

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted