



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

470.000 €

Reference: R5112667 Bedrooms: 2 Bathrooms: 2 Build Size: 106m² Terrace: 23m²





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 106m² built area is thoughtfully distributed to make the most of every corner. On both sides of the apartment, terraces totaling 23 m² 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:

Caratteristiche

Terrazza coperta
Ascensore
Vicino ai mezzi di trasporto
Terrazza privata
Bagno privato
Armadi a muro
Wifi
Ripostiglio
Ristorante in loco
Autobus di cortesia
Fibra ottica

Viste

Montagna
Giardino
Piscina
Strada

Piscina

Condominiale

Parcheggio

Sotterraneo
Condominiale

Valutazione energetica

E

Orientamento

Nord -est

Collocamento

Area commerciale
Zona urbana
Vicino al mare
Vicino ai negozi
Vicino alle scuole

Cucina

Completamente arredata

Utility

Elettricità
Acqua potabile

Valutazione delle emissioni di CO2

D

Climate Control

Freddo a/c
Caldo a/c
Camino

Condizione

Buona

Giardino

Condominiale

Categoria

Case di vacanza
Investimento
Cheap
Rivendita