



# Ground Floor Apartment for sale in Marbella Town, Marbella

**472,000 €**Reference: R5234125   Bedrooms: 2   Bathrooms: 2   Plot Size: 114m<sup>2</sup>   Build Size: 83m<sup>2</sup>   Terrace: 31m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Elegant Apartment in Marbella, Costa del Sol Situated in the prestigious Señorio de Aloha, in the heart of Nueva Andalucía, this exquisite 2-bedroom apartment offers stunning sea and mountain views. Perfect as a second home or investment, it combines design, comfort, and an enviable location. The property includes a garage and storage room and is part of a secure development with 24/7 security and a swimming pool. The surrounding area provides all luxury amenities: gyms, golf clubs, fine dining restaurants, and high-end shopping centres, just 40 minutes from the airport. A unique opportunity to live or invest in one of Marbella's most sought-after areas and enjoy a sophisticated lifestyle. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. ERE



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Lift	South East	Air Conditioning
Private Terrace		Fireplace
Marble Flooring		
Wood Flooring		
<b>Views</b>	<b>Condition</b>	<b>Pool</b>
Sea	Good	Communal
<b>Furniture</b>	<b>Utilities</b>	<b>Energy Rating</b>
Fully Furnished	Drinkable Water	E
<b>CO2 Emission Rating</b>		
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