



# 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 Señorío 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:

### Features

Lift

Private Terrace

Marble Flooring

Wood Flooring

### Views

Sea

### Furniture

Fully Furnished

### CO2 Emission Rating

D

### Orientation

South East

### Condition

Good

### Utilities

Drinkable Water

### Climate Control

Air Conditioning

Fireplace

### Pool

Communal

### Energy Rating

E