



## APARTMÁN VE STŘEDNÍM PATE 2 LOŽNICE

📍 Nueva Andalucía

**REF# R5365048 – 650.000€**

IBI

1024 €/YEAR

Garbage

184 €/YEAR

Community

3840 €/YEAR



2

Ložnice



2

Koupelny



175 m<sup>2</sup>

Built



32 m<sup>2</sup>

Terrace

Modern 2-Bedroom Apartment with Sea Views in Nueva Andalucía, Marbella

This bright and contemporary apartment is located in the sought-after hills of Aloha, in Nueva Andalucía, Marbella, within the exclusive gated community of Vista Real, offering 24-hour security and a peaceful environment.

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The spacious living and dining areas, fully equipped kitchen, and both bedroom suites all enjoy direct access to a large south-facing terrace. From here, you can take in beautiful green surroundings, views over one of the swimming pools, and partial sea views.

The property features two en-suite bedrooms, both with jet bathtubs and bidets. The master suite also includes a generous Italian walk-in shower and a window providing natural light and ventilation.

A rare highlight in modern apartments is the abundance of storage space, with multiple built-in wardrobes in both bedrooms and the hallway.

Additional features include electric blinds on all windows, central air conditioning (hot and cold), and a spacious modern kitchen fitted with mostly Bosch appliances, recently upgraded. The kitchen also includes a separate laundry and storage area, with the possibility to open it up for direct terrace access.

The property comes with two private parking spaces and a large storage room included in the price. The furniture is new and can be negotiated.

Ideally located just a few minutes' drive from Puerto Banús, Marbella town, and the Aloha commercial area, this apartment is perfect as a holiday home, rental investment, or full-time residence.

A turnkey property in a quiet, beautifully maintained community.

Important advantage: the community allows short-term rentals with a minimum stay of 15 days, making this property ideal for rental income.

