



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4651864 – 370.000€**

IBI

800 €/YEAR

Garbage

90 €/YEAR

Community

1320 €/YEAR



2

Beds



2

Baths



86 m<sup>2</sup>

Built



39 m<sup>2</sup>

Terrace

This luxury ground floor apartment is located in the sought after area of Nueva Andalucía in Marbella, Malaga. Situated in the private and exclusive Aloha Royal development, this property offers a tranquil and luxurious living experience. With its westerly open views, this apartment enjoys beautiful sunsets and a

peaceful ambience.

The apartment features two spacious bedrooms and two bathrooms, including one en suite. The bedrooms are well-appointed and provide ample space for relaxation. The bathrooms are modern and stylish, offering a touch of luxury.

The living area of this apartment is spacious and inviting, with a large lounge featuring an open fireplace. This creates a cozy atmosphere, perfect for relaxing evenings. The fitted kitchen is modern and functional, providing all the necessary amenities for cooking and entertaining.

One of the highlights of this apartment is the outdoor space. There are two terraces, including a covered terrace overlooking the beautiful gardens and communal pool. This is the ideal spot for al fresco dining or simply enjoying the peaceful surroundings. Additionally, there is a patio by the entrance door, providing a private outdoor space.

The Aloha Royal development offers a range of amenities for residents to enjoy. The communal pool is surrounded by well-maintained gardens, creating a serene and picturesque environment. The development is also gated, providing security and peace of mind.

Other features of this apartment include electric blinds, air conditioning, and internet access via fibre optic. The property is in good condition and is classified as a new build. Optional furniture is available, allowing buyers to customize the space to their preferences.

In addition to its luxurious features, this apartment is conveniently located close to golf courses and amenities. Golf enthusiasts will appreciate the proximity to world-class golf courses, while amenities such as shops, restaurants, and bars are within easy reach.

Overall, this luxury ground floor apartment in Nueva Andalucia offers a combination of comfort, style, and convenience. With its spacious layout, beautiful outdoor spaces, and high-quality features, it is the perfect property for those seeking a luxurious lifestyle in Marbella.



