



## DUPLEX WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4699993 – 425.000€**

IBI

1000 €/YEAR

Garbage

186 €/YEAR

Community

3144 €/YEAR



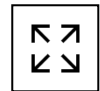
2  
Beds



2  
Baths



97 m<sup>2</sup>  
Built



14 m<sup>2</sup>  
Terrace

An elegant west facing 2 bed ground floor, duplex apartment in Aloha, close to the shops.

The apartment has been decorated in stylish manner that complements the unique style of the

development. It is in an excellent condition and ready to move in.

The apartment features an open plan kitchen leading onto a comfortable dining and living area. The living area opens up onto an elevated south west facing terrace that is perfect for the afternoon sun. The 2 bedrooms and 2 bathrooms are both ensuite.

Both bathrooms have been recently renovated in a modern yet elegant style, the main bedroom is at a slightly lower level than the living room and the guest bedroom slightly higher.

Constructed in a traditional Andalucian white style with a strong Moorish influence, it is located in the heart of one of the most exclusive residential areas of Aloha, Atalaya de Rio Verde.

You are a short walking distance from the shops and restaurants of Aloha, as well as within walking distance to Puerto Banus. The development is gated, has a lovely free form communal pool at its centre and is well maintained: only recently completely repainted.

The brand new walking promenade running along the Arroyo de Benabola, that goes from Aloha to Puerto Banus, starts only a few hundred metres from Pueblo Arabesque and will further enhance the value of this location.

The dimensions in the escritura are:

Constructed 97,06m<sup>2</sup> plus 14.40m<sup>2</sup> terrace

The apartment has easy access directly from the reserved car parking space in front.

Details are correct to the best of our knowledge but subject to verification.

