



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Aloha

**REF# R4752376 – 369.900€**

IBI

986 €/YEAR

Garbage

226 €/YEAR

Community

1236 €/YEAR



2

Beds



2

Baths



75 m<sup>2</sup>

Built



22 m<sup>2</sup>

Terrace

This luxury ground floor apartment is nestled in a quiet residential enclave in the sought after area of Nueva Andalucia, Marbella. Located in a gated urbanisation this apartment overlooks the swimming pool which is perfect for a family with children. It is west facing guaranteeing that you have plenty of natural light and a sunny terrace until the sun goes down. The current owner has cleverly glassed in the terrace, creating an

extension of the sitting room that can be used in the cooler winter months. In summer the glass completely opens up converting into a fully open terrace.

The apartment itself has two spacious bedrooms. The master bedroom has a beautiful, recently refurbished, ensuite bathroom with walk in shower as well as direct access to the large terrace. The guest bedroom enjoys a full bathroom with bath tub. The kitchen is modern and sold fully equipped. The sitting room is spacious and bright with plenty of natural light and a lovely feature fireplace for cosy winter evenings. From the sitting room you step out on to a large covered terrace overlooking the communal pool and mature gardens. This is the ideal place for long summer lunches, lazy siestas and evening alfresco dining. There is a second private patio at the entrance of the apartment that is gated making it ideal for those with dogs or those needing extra space for bikes.

Some features of the apartment: Hot and cold A/C throughout, fireplace, marble floors, electric blinds, alarm system. Included in the price is an underground parking space and a storage room.

The furniture is optional.

The urbanisation gives a whitewashed Andalucian village vibe with colourful bougainvillea cascading down walls, tropical gardens and cobbled streets yet the interiors of the properties offer the modern comfort that everyone expects today.

In the immediate area you will find world class golf courses, restaurants, banks, supermarkets, bars – all about 3 minutes drive away.

Puerto Banus is 5 minutes drive away while Marbella and San Pedro are a 10 minute drive. Malaga airport 40 minutes.



