



# Middle Floor Apartment in Nueva Andalucía

Price € 620,000

Bedrooms	3
Bathrooms	2
Build Size	110 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Plot Size	135 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Communal
- ✓ Indoor
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## VIEWS

- ✓ Garden
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Jacuzzi
- ✓ Fiber Optic
- ✓ Lift
- ✓ Gym
- ✓ Storage Room
- ✓ Barbeque
- ✓ Fitted Wardrobes
- ✓ Sauna
- ✓ Ensuite Bathroom
- ✓ Double Glazing

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Private

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Discover relaxed Mediterranean living in this beautiful three-bedroom, two-bathroom apartment located in the prestigious Aloha Hill Club, in the heart of Nueva Andalucía. Situated in Marbella's renowned Golf Valley and surrounded by some of the area's finest golf courses, this south-facing property features a spacious private terrace—perfect for outdoor dining, relaxing, and enjoying the Costa del Sol lifestyle.

The apartment is presented in very good condition and offers comfortable living spaces ideal for families, holiday homes, or investment. A major advantage is that the property holds a short-term rental certificate, providing excellent flexibility for both short-term holiday rentals and long-term letting.

Residents of Aloha Hill Club benefit from exceptional resort-style facilities within a secure gated community with 24-hour security. These include four outdoor swimming pools, a heated indoor pool, gym, sauna, hammam, spa facilities, concierge service, and an on-site restaurant.

The property also includes an underground parking space and a private storage room, both included in the price, adding practicality and convenience to this already outstanding home. Located just minutes from the vibrant lifestyle of Marbella, this apartment offers comfort, security, and excellent rental potential in one of the Costa del Sol's most desirable areas.

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# GALLERY



