





# Ground Floor Apartment in Nueva Andalucía

Price € 630,000

Bedrooms	2
Bathrooms	2
Build Size	110 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Plot Size	180 m <sup>2</sup>

## SETTING

- ✓ Close To Golf

## ORIENTATION

- ✓ South

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

A magnificent home located in Aloha, one of the most exclusive and sought-after residential areas in Nueva Andalucía.

With a built area of 188 m<sup>2</sup>, the home offers a comfortable and functional layout featuring two spacious bedrooms, two full bathrooms, a spacious living-dining room, and a fully equipped kitchen. It has recently been plastered and painted, giving it a modern and well-maintained look that allows you to move in right away or easily customize it to the new owner's taste.

One of its greatest attractions is its spectacular terrace of approximately 70 m<sup>2</sup>, an exceptional outdoor space that allows you to create different settings for relaxing, enjoying gatherings with family and friends, or making the most of Marbella's year-round climate.

The property also features air conditioning, a garage space, and a storage room included in the price, providing convenience and additional storage space.

The gated community offers a secure and exclusive environment, with 24-hour security, a concierge service, a fully equipped gym, several communal pools, extensive, perfectly maintained gardens, and a pleasant barbecue area for residents' enjoyment.

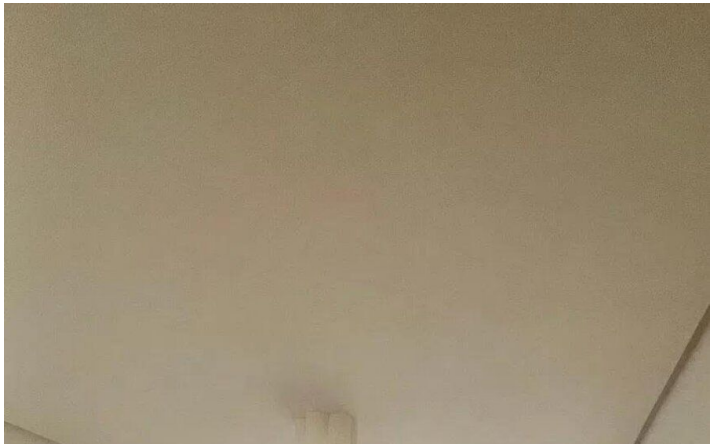
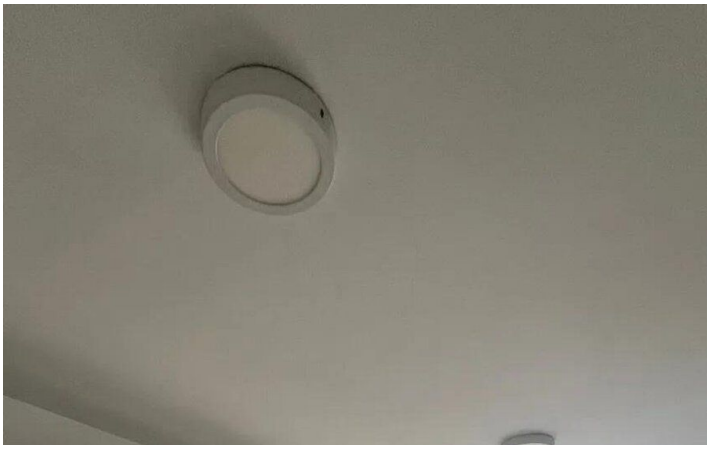
A spacious, bright home with excellent outdoor spaces in one of the best locations in Nueva Andalucía, ideal for enjoying Marbella with all the comforts.

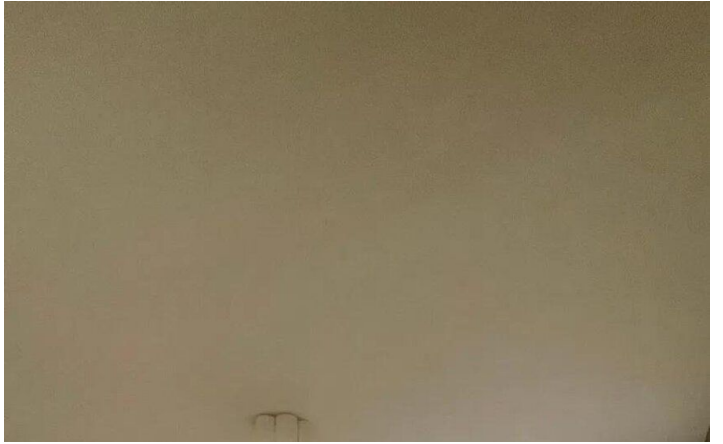
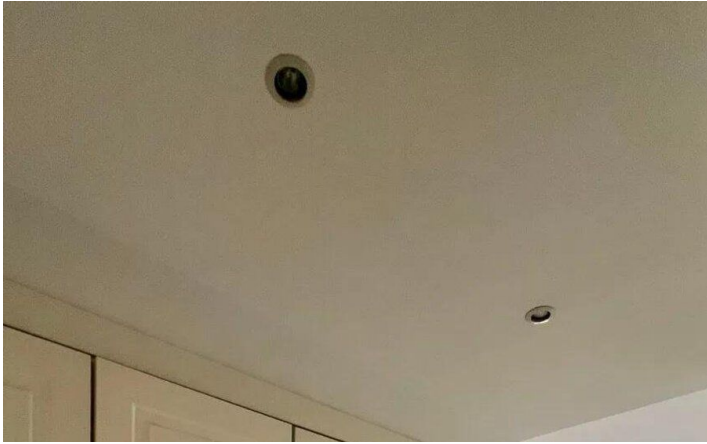
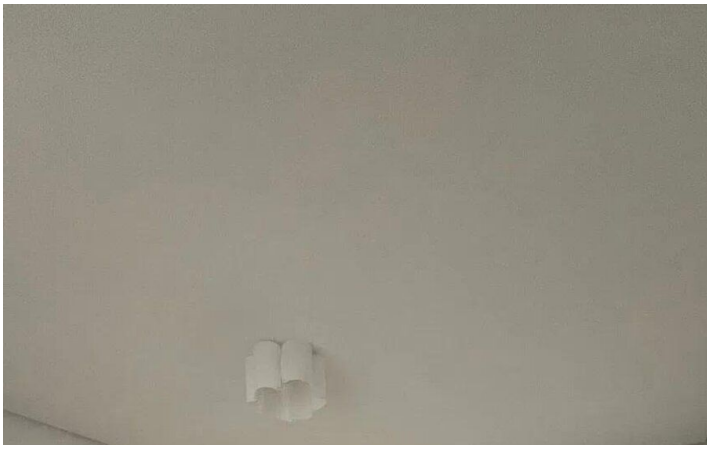
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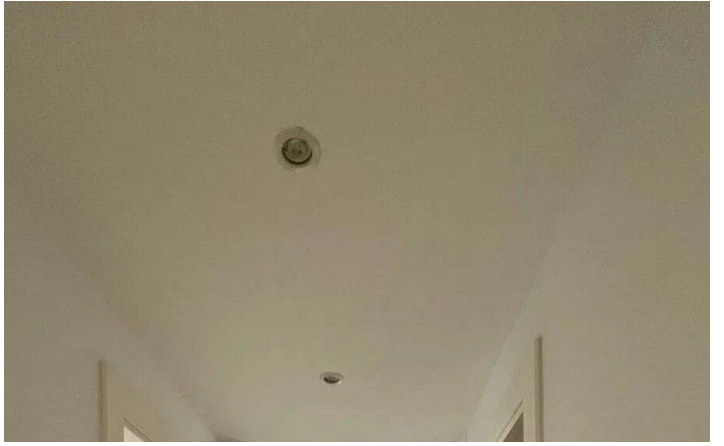
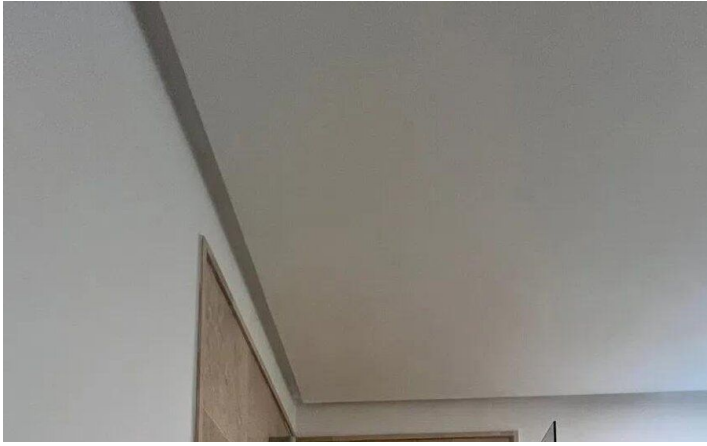
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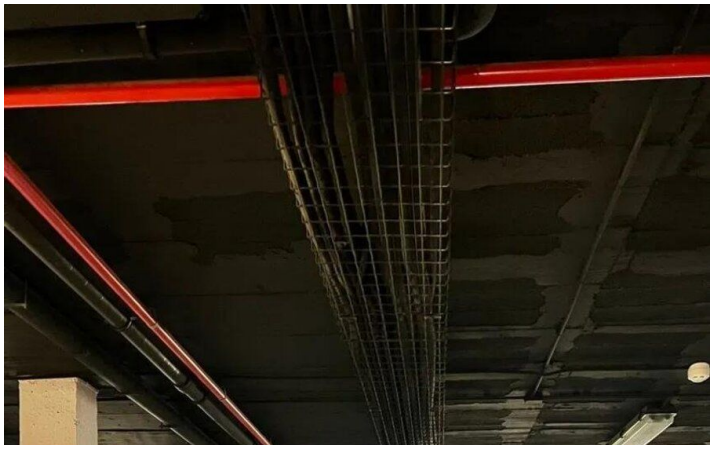
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