



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

445,000 €

Reference: R5112667 Bedrooms: 2 Bathrooms: 2 Build Size: 106m² Terrace: 23m²





Costa del Sol, Nueva Andalucía

With its smart and functional layout, this apartment offers two spacious bedrooms and two bathrooms — one of them en-suite — along with a separate kitchen and an independent utility room that makes everyday living easier. It also comes with a long underground parking space, perfectly sized for two medium cars, ensuring both convenience and peace of mind. The 106m² built area is thoughtfully distributed to make the most of every corner. On both sides of the apartment, terraces totaling 23 m² extend your living space outdoors, inviting you to pause and take in the fresh air, the morning light, or the soft colors of the evening sky. Thanks to its northeast orientation and clever design, the home stays naturally bright yet comfortable all year round, with serene views of the sea and mountains as your backdrop. The residential complex itself feels like a hidden retreat: impeccably landscaped gardens, shimmering pools to escape the heat, quiet corners for unwinding, and a signature waterfall at the entrance that immediately sets the tone of the surroundings. Located in the sought-after Aloha area of Nueva Andalucía, this is a neighborhood known for its golf courses, tranquil atmosphere, and refined setting — a favourite among both year-round residents and those seeking a second home on the Costa del Sol. Its location strikes the perfect balance: just minutes away from the vibrant energy of Puerto Banús, top-tier dining, boutique shopping, and some of Marbella's most beautiful beaches, yet tucked away enough to offer privacy and calm. We invite you to come and feel what makes this property special — and see yourself living here. The Abbreviated Information Document (DIA) is available upon request. Additional costs: taxes (ITP or VAT+AJD), notary, and registration fees not included in the price.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Ensuite Bathroom
Fitted Wardrobes
WiFi
Utility Room
Restaurant On Site
Courtesy Bus
Fiber Optic

Views

Mountain
Garden
Pool
Street

Pool

Communal

Parking

Underground
Communal

Energy Rating

E

Orientation

North East

Setting

Commercial Area
Urbanisation
Close To Sea
Close To Shops
Close To Schools

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water

CO2 Emission Rating

D

Climate Control

Cold A/C
Hot A/C
Fireplace

Condition

Good

Garden

Communal

Category

Holiday Homes
Investment
Cheap
Resale