



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

1,350,000 €

Reference: 855-00268P Bedrooms: 3 Bathrooms: 3 Build Size: 170m<sup>2</sup> Terrace: 35m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Welcome to a beautifully presented 3.5-bedroom, 3-bathroom apartment in the highly sought-after area of Aloha, Nueva Andalucía, at the heart of Marbella's prestigious Golf Valley.

Offering approximately 170 m<sup>2</sup> of built space, this elegant residence combines generous proportions with a warm, modern design. The interiors are thoughtfully styled with natural materials and refined finishes, creating a comfortable yet sophisticated atmosphere throughout.

The layout is both practical and flexible, featuring three spacious bedrooms along with an additional versatile room that can be used as a guest space, office, or dressing area. Two of the bedrooms benefit from en-suite bathrooms, ensuring privacy and convenience, while a third bathroom serves the remaining living areas.

The main living area is bright and inviting, seamlessly connecting the lounge, dining space, and fully equipped open-plan kitchen. Large glass doors open onto the terrace, enhancing the sense of space and allowing natural light to flow throughout the home.

The terrace offers a relaxed outdoor setting, ideal for dining, entertaining, or simply enjoying the peaceful surroundings and green views that characterize Aloha. This outdoor space adds a strong lifestyle element to the property, perfect for year-round living.

Situated within a well-established residential community, the apartment is ideally located close to renowned golf courses, a wide range of restaurants, shops, and everyday amenities. Puerto Banús and the coastline are just a short drive away, offering the perfect balance between tranquility and accessibility.

This is a spacious and well-appointed home that brings together comfort, location, and lifestyle in one of Marbella's most desirable residential areas.



## Features:

### Features

Covered Terrace  
 Lift  
 Private Terrace  
 Marble Flooring  
 Fitted Wardrobes  
 CloseToRestaurants  
 SecurityEntrance  
 OpenPlanKitchen  
 LivingRoom  
 UncoveredTerrace  
 GuestRoom  
 DiningRoom  
 TransportNear  
 FirePlace  
 InternetWifi  
 KitchenEquipped  
 GlassDoors  
 IndividualUnitsAC  
 MatureJardens  
 MainsElectricitySupply  
 MainsWaterSupply  
 GarageIncludedInPrice

### Climate Control

Air Conditioning

### Views

Mountain  
 Garden  
 Pool  
 Urban

### Setting

Close To Golf  
 Close To Port  
 Close To Shops  
 Close To Town  
 Close To Schools

### Condition

Excellent

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Security

Gated Complex