HI HOMES

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Middle Floor Apartment for sale in Nueva Andalucía, Marbella

1,190,000 €

Reference: R5375131 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 169m^2 **Terrace:** 49m^2











Costa del Sol, Nueva Andalucía

This fully renovated apartment for sale in Aldea Blanca, Nueva Andalucía offers three bedrooms, two bathrooms, one ensuite. Arranged on a single level with direct terrace access and views over the communal pool and gardens.
The property also benefits from a rental licence in place, with an excellent track record of short term rentals, making it an excellent option for both private use and investment. Located within a secure gated urbanisation and within walking distance to all amenities, the apartment combines modern Scandinavian-style interiors with a highly practical layout, creating a comfortable home suited for both permanent living and holiday use in one of the most established residential areas of Nueva Andalucía.

The apartment opens into a spacious open-plan living area, where the lounge, dining space and kitchen are seamlessly connected. The interior design follows a modern Scandi aesthetic, using neutral tones and clean lines to enhance the sense of space and natural light. Large openings lead directly onto the terrace, allowing the living area to extend outdoors while maintaining a strong connection to the surrounding gardens and pool area.

At the centre of the home, the contemporary kitchen is designed as both a functional workspace and a social hub. It features a central island and integrates smoothly with the main living area, making it ideal for everyday use as well as entertaining. The layout encourages a natural flow between cooking, dining and relaxation spaces.

The principal bedroom is designed as a private retreat, complete with an en-suite bathroom and direct access to the terrace. From here, the views extend over the landscaped communal gardens and pool, creating a calm and private atmosphere. The additional bedrooms are well-proportioned and thoughtfully arranged to provide comfort and privacy for family members or guests, while a dedicated storage and laundry area adds practical functionality to the home.

Aldea Blanca is known for its Mediterranean-style architecture, low-rise buildings and well-maintained communal spaces, offering a peaceful residential environment within a gated community. Residents benefit from 24-hour security, manicured gardens and multiple swimming pools, creating a setting that prioritises both privacy and quality of life.

The location is one of the key advantages of this property. Situated in the heart of Nueva Andalucía, Aldea Blanca is within walking distance or a short drive of a wide range of amenities. Centro Plaza provides supermarkets, cafés and boutique shops, while Puerto Banús offers access to luxury retail such as Louis Vuitton, Dolce & Gabbana and El Corte Inglés, as well as a lively marina atmosphere. The nearest beaches, including Playa Puerto Banús, are only a few minutes away, offering beach clubs, water sports and coastal dining.

The area is particularly attractive for sports and leisure. Golf enthusiasts have easy access to Aloha Golf Club, Real Club de Golf Las Brisas and Los Naranjos Golf Club, while tennis and paddle facilities are available at the Manolo Santana Racquets Club. Dining options are diverse, ranging from contemporary venues such as Mosh Fun Kitchen and Tuk Tuk Asian Fusion to more relaxed cafés in nearby La Campana.

Families benefit from proximity to well-regarded schools including Aloha College and Marbella Montessori School, both located within a short driving distance. Connectivity is also strong, with access to the A-7 and AP-7 roads, allowing easy travel along the coast. Public transport options, including local bus lines such as L1 and L2, connect the area with surrounding neighbourhoods and key destinations.

Although the property does not include a designated parking space, residents can park freely within the gated community, ensuring convenience and accessibility. The apartment is offered fully furnished, allowing for immediate

occupancy.

Casa Blanche represents an opportunity to acquire a property in a premium location in Nueva Andalucía, where modern interiors, a functional layout, and the added advantage of a rental licence combine with proximity to beaches, golf courses, and everyday amenities to create a balanced and comfortable lifestyle in a secure residential setting.

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Features:

Features
Near Transport
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Barbeque
Tennis Court

Orientation
South

Climate Control
Air Conditioning

Views
Sea
Garden

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Excellent
Recently Renovated

Pool
Communal

Furniture
Fully Furnished

Kitchen
Partially Fitted
Kitchen-Lounge

Garden
Communal

Security
Gated Complex
24 Hour Security

Parking
Communal

Category
Holiday Homes
Resale
Luxury