



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

579,000 €

Reference: R5256679 Bedrooms: 2 Bathrooms: 3 Build Size: 95m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This stunning 2-bedroom, 2-bathroom apartment is located in the sought-after Aloha Royal development in Nueva Andalucía, Marbella. Recently fully renovated, the property is presented in immaculate condition, with all fixtures, fittings, and appliances brand new, offering a modern and stylish living experience.

The apartment enjoys a desirable south-west orientation, allowing for abundant natural light throughout the day and spectacular sunsets. From the terrace and living areas, there are open views over the swimming pool and the surrounding valley, creating a peaceful and relaxing atmosphere.

Both bedrooms are generously sized, with two contemporary bathrooms finished to a high standard. The open-plan living and dining area flows seamlessly into a modern kitchen, ideal for both everyday living and entertaining.

The property also benefits from a private parking space and a storage room, adding convenience and valuable extra space.

Perfectly positioned, the apartment is close to all amenities, including golf courses, restaurants, shops, beaches, and Puerto Banús, making it an excellent permanent residence, holiday home, or investment opportunity.

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## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic

### Views

Mountain  
 Garden  
 Pool  
 Urban

### Pool

Communal

### Garden

Communal

### Utilities

Drinkable Water

### Orientation

South West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone

### Category

Luxury

### Climate Control

Air Conditioning  
 Central Heating

### Condition

Good  
 Excellent  
 Recently Renovated  
 New Construction

### Kitchen

Partially Fitted  
 Kitchen-Lounge

### Parking

Private