

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**375,000 €**

Reference: R4776964    Bedrooms: 2    Bathrooms: 2    Build Size: 75m<sup>2</sup>    Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Nestled in the vibrant heart of Nueva Andalucia, Marbella, this exquisite ground floor apartment offers an unparalleled blend of comfort and Mediterranean lifestyle. Situated within the esteemed Urbanization Aloha Royal, this property is a true gem, boasting a south-west/east orientation that captures both sea and mountain views. With a spacious built area of 105 square metres and an additional 20 square metre terrace, this apartment is designed to provide a serene and luxurious living experience.

The apartment features two generously sized bedrooms, each thoughtfully designed to maximise comfort and style. Both bedrooms are complemented by two fully equipped bathrooms, ensuring convenience and privacy for residents. The property is in good condition and comes fully furnished, with a fully fitted kitchen that caters to all culinary needs. Air conditioning is installed throughout, providing a comfortable living environment year-round.

Residents of this apartment will enjoy access to a range of communal amenities, including two pristine swimming pools and a beautifully maintained garden. The property also includes a secure garage, adding an extra layer of convenience and security. For those who enjoy outdoor living, the private terrace offers a perfect space to relax and take in the stunning views.

Strategically located close to golf courses and schools, this apartment is ideal for families or as a lucrative investment opportunity. The low community fee of only €100 per month further enhances its appeal. With the potential to convert the existing two-bedroom layout into a three-bedroom configuration, this property offers flexibility to suit varying needs. Experience the best of Marbella living with this exceptional offering in Nueva Andalucia.

## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Fitted Wardrobes

### Views

Sea  
Mountain  
Garden  
Golf  
Street

### Pool

Communal

### Garden

Communal

### Orientation

East

### Setting

Close To Golf  
Close To Schools

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted