

## Duplex for sale in Nueva Andalucía, Marbella

445,000 €

Reference: R4765252 Bedrooms: 3 Bathrooms: 3 Build Size: 115m<sup>2</sup> Terrace: 80m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

An unmissable Opportunity for the shrewd property investor.

Step into the realm of prime real estate with this exceptional 3-bedroom corner duplex in Señorío de Aloha, one of the most coveted urbanisations in Nueva Andalucía. Priced irresistibly to capture buyer interest, this property is a golden ticket waiting for the right investor.

Nestled in the heart of a vibrant community, just a leisurely stroll from Centro Plaza and the glamorous Puerto Banus, this duplex is perfectly positioned amidst a wealth of amenities, shops, bars, and restaurants.

This gem has never been on the resale market before. It's a prime corner unit offering unparalleled ease of access.

Investment Potential: With minimal effort, this spacious property can be transformed into a luxurious three or even four-bedroom family haven.

For the astute investor, this property is a rental goldmine. Short-term rentals in this prime location are perpetually in high demand, promising lucrative returns.

Comes complete with a dedicated parking space and a store room, adding significant value and convenience.

We're ready to show this fantastic property at your convenience.

Don't miss your chance to seize this exciting investment opportunity. Properties like this are rare, and the potential here is limitless. Act fast and turn this corner duplex into your next success story!

## Features:

### Features

Covered Terrace

Lift

Near Transport

Private Terrace

Storage Room

Ensuite Bathroom

Marble Flooring

Fitted Wardrobes

WiFi

Paddle Tennis

Utility Room

Fiber Optic

Access for people with reduced mobility

### Setting

Close To Shops

Close To Town

### Furniture

Not Furnished

### Security

Gated Complex

24 Hour Security

Entry Phone

Safe

### Category

Investment

Resale

### Climate Control

Air Conditioning

Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

Garage

### Views

Garden

Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

Drinkable Water

Telephone

Gas