# Ground Floor Apartment in Nueva Andalucía

## €599,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 175 m² | Terrace: 32 m²









## Overview

Modern 2-Bedroom Apartment with Sea Views in Nueva Andalucía, Marbella

This bright and contemporary elevated ground floor apartment is located in the sought-after hills of Aloha, in Nueva Andalucía, Marbella, within the exclusive gated community of Vista Real, offering 24-hour security and a peaceful environment.
The spacious living and dining areas, fully equipped kitchen, and both bedroom suites all enjoy direct access to a large south-facing terrace. From here, you can take in beautiful green surroundings, views over one of the swimming pools, and partial sea views.
The property features two en-suite bedrooms, both with jet bathtubs and bidets. The master suite also includes a

generous Italian walk-in shower and a window providing natural light and ventilation.
A rare highlight in modern apartments is the abundance of storage space, with multiple built-in wardrobes in both bedrooms and the hallway.
Additional features include electric blinds on all windows, central air conditioning (hot and cold), and a spacious modern kitchen fitted with mostly Bosch appliances, recently upgraded. The kitchen also includes a separate laundry and storage area, with the possibility to open it up for direct terrace access.
The property comes with two private parking spaces and a large storage room included in the price. The furniture is new and can be negotiated.
Ideally located just a few minutes' drive from Puerto Banús, Marbella town, and the Aloha commercial area, this apartment is perfect as a holiday home, rental investment, or full-time residence.
A turnkey property in a quiet, beautifully maintained community.
Important advantage: the community allows short-term rentals with a minimum stay of 15 days, making this property ideal for rental income.

## Amenities

Setting: Close To Golf, Close To Town, Close To Schools, Urbanisation

Orientation: South Facing

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Sea Views, Pool Views, Lake Views, Forest Views

Features: Covered Terrace, Lift, Fitted Wardrobes, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Double Glazing, 24 Hour Reception

Furniture: Part Furnished, Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Electric Blinds, Entry Phone, 24 Hour Security, Safe

Parking: Underground Parking, Multiple Parking Spaces

Utilities: Electricity

Category: Holiday Homes, Reduced, Resale, With Planning Permission, Contemporary

## Taxes & Fees

Rubbish: €184 per year

## Contact

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