

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 106 m<sup>2</sup> Interior | 23 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 742 IBI | € 185 Rubish tax | € 2,592 Community fees



### Property Description

With its smart and functional layout, this apartment offers two spacious bedrooms and two bathrooms — one of them en-suite — along with a separate kitchen and an independent utility room that makes everyday living easier. It also comes with a long underground parking space, perfectly sized for two medium cars, ensuring both convenience and peace of mind. The 106 m<sup>2</sup> built area is thoughtfully distributed to make the most of every corner.

On both sides of the apartment, terraces totaling 23 m<sup>2</sup> extend your living space outdoors, inviting you to pause and take in the fresh air, the morning light, or the soft colors of the evening sky. Thanks to its northeast orientation and clever design, the home stays naturally bright yet comfortable all year round, with serene views of the sea and mountains as your backdrop.

The residential complex itself feels like a hidden retreat: impeccably landscaped gardens, shimmering pools to escape the heat, quiet corners for unwinding, and a signature waterfall at the entrance that immediately sets the tone of the surroundings.

Located in the sought-after Aloha area of Nueva Andalucía, this is a neighborhood known for its golf courses, tranquil atmosphere, and refined setting — a favourite among both year-round residents and those seeking a second home on the Costa del Sol.

Its location strikes the perfect balance: just minutes away from the vibrant energy of Puerto Banús, top-tier dining, boutique shopping, and some of Marbella's most beautiful beaches, yet tucked away enough to offer privacy and calm.

We invite you to come and feel what makes this property special — and see yourself living here.

The Abbreviated Information Document (DIA) is available upon request.

Additional costs: taxes (ITP or VAT+AJD), notary, and registration fees not included in the price.

## Apartment for sale in Nueva Andalucía, Costa del Sol

