



**Spacious apartment with generous terrace for sale within walking distance of amenities in Aloha, Nueva Andalucía, Marbella**  
Marbella Area

🏠 Apartment   📏 -   🏠 Built 148 m<sup>2</sup>   🏠 Terrace 30 m<sup>2</sup>   🛏 3   🚿 2   🏠 # Ref. 214500

💰 575.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Charming apartment for sale in the heart of Nueva Andalucía's Golf Valley, Marbella

### HIGHLIGHTS

- One of the best-positioned apartments within the development.
- Just a short walk from amenities and several renowned golf courses.
- Open-plan living area.
- Spacious covered terrace.
- South-facing orientation.
- Move-in ready.

### LOCATION

Ideally situated in the heart of the prestigious Golf Valley, close to the renowned Real Club de Golf Las Brisas.

The nearest supermarkets, cafés and restaurants on the **popular Aloha Strip** are **approximately one kilometre away**, equivalent to around a 10 to 12-minute walk.

For a day at the beach or an evening in the vibrant marina of Puerto Banús, the coast can be reached in just five to seven minutes by car.

**Thanks to its prime setting, the development offers the perfect balance between peaceful surroundings and convenient access to everyday amenities.**

Although Marbella town centre and larger shopping facilities are best reached by car, the property enjoys excellent connections to the main road network and Málaga International Airport.

### THE APARTMENT

#### In figures:

Built area: 148 m<sup>2</sup>

Terrace: 30 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

### DESCRIPTION:

**This spacious elevated ground-floor apartment is presented in excellent condition and has been designed in a stylish yet comfortable contemporary style.**

The property enjoys a desirable south-facing orientation, allowing for abundant natural light throughout the day.

**It overlooks the beautifully maintained communal gardens, providing peaceful green views and a high degree of privacy.** Unlike most apartments within the development, which face neighbouring buildings, this apartment enjoys an attractive garden outlook.

**The generous 30 m<sup>2</sup> private covered terrace serves as a natural extension of the living space, offering ample room for al fresco dining and relaxation.**

Large sliding glass doors and double glazing create a seamless connection between the indoor and outdoor living areas while providing excellent thermal and acoustic insulation.

**The bright living area features a spacious open-plan layout with a comfortable lounge and adjoining dining area.**

The fully fitted open-plan kitchen is equipped with all essential integrated appliances and connects effortlessly with the living room.

**The property offers three generously proportioned bedrooms and two fully equipped bathrooms.**

A private storage room is included.

Parking is effortless thanks to a private parking space in the underground garage.

Additional features:

Air conditioning with heating and cooling.

Elegant marble flooring throughout the apartment.

Fitted wardrobes.

Double glazing.





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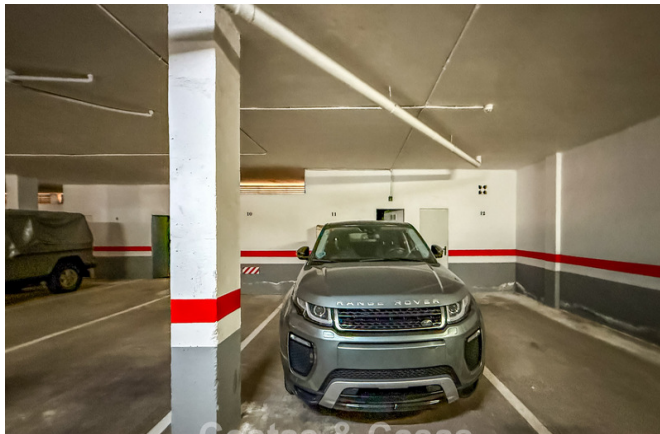
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