

# ALL IN real estates



## Ground Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **96m<sup>2</sup>** Terrace **49m<sup>2</sup>**

**R5315641**

**Ground Floor  
Apartment**

**Nueva Andalucía**

**445.000€**

Beautifully Renovated Ground-Floor Apartment in Aloha Gardens – Nueva Andalucía  
 Situated in the highly sought-after Aloha Gardens, in the heart of Marbella’s prestigious Golf Valley, this newly renovated ground-floor apartment offers an exceptional Mediterranean lifestyle in one of Nueva Andalucía’s most desirable communities. Ideally positioned within walking distance of Aloha Golf Club, the property combines tranquillity, convenience, and prime positioning in one of Marbella’s most established residential areas. The apartment boasts a bright and thoughtfully designed layout featuring two spacious bedrooms and two bathrooms, including a master en-suite. A fully fitted kitchen flows seamlessly into the welcoming living area, which opens onto an impressive 50 m<sup>2</sup> covered terrace. From here, you enjoy direct access to a private garden — perfect for al fresco dining, sunbathing, or relaxing in complete privacy. A major lifestyle enhancement is the newly completed riverside walkway in Nueva Andalucía, which now allows residents to enjoy a scenic stroll along the river directly to La Sala and onwards into Puerto Banús. This added connectivity significantly enhances both convenience and rental appeal, making the property even more attractive for residents and investors alike. Property Features 2 bedrooms 2 bathrooms (including master en-suite) 96 m<sup>2</sup> built (87 m<sup>2</sup> interior) Fully fitted kitchen 50 m<sup>2</sup> covered terrace Private garden Private garage space included Set within a secure gated community, Aloha Gardens offers

beautifully landscaped gardens, a communal swimming pool, and a peaceful yet vibrant atmosphere. Residents are moments from Marbella's finest golf courses, restaurants, boutique shopping, and the glamour of Puerto Banús. This property represents an excellent opportunity as a permanent residence, a mid- to long-term rental investment, or a refined holiday retreat in one of Marbella's most prime residential locations.

Covered Terrace  
Ensuite Bathroom  
Gym  
Private Terrace

Covered Terrace  
Fiber Optic  
Marble Flooring  
WiFi

Double Glazing  
Fitted Wardrobes  
Near Transport