



Duplex in Nueva Andalucía

Bedrooms **3**

Bathrooms

3 Built **130m2**

Terrace **58m2**

R5493982

Duplex

Nueva Andalucía

649.000€

****Spacious 3-Bedroom Duplex with Tourist Licence in Señorío de Aloha**** Located in the prestigious ****Señorío de Aloha**** urbanisation in Nueva Andalucía, this spacious and beautifully maintained duplex offers an excellent combination of space, comfort and location, just a short distance from the beach and Puerto Banús. The property offers ****188.68 m² in total****, including ****130.01 m² of interior living space and 58.67 m² of terraces****. It features ****three bedrooms, three bathrooms and an additional guest toilet****, together with spacious living and dining areas, a fully equipped kitchen and generous outdoor spaces. The apartment is presented in ****excellent condition**** and is ready to move into. It also benefits from a ****valid tourist rental licence****, making it an attractive option both as a private residence and as an investment property. A ****private underground parking space and a separate storage room are included in the price****. Señorío de Aloha is a well-established gated community with ****beautiful landscaped gardens, three communal swimming pools, outdoor toilets in the pool areas and 24-hour security****. ****Wi-Fi is also included in the community fees****, providing an additional convenience for residents and guests. The location is highly convenient, with the ****beach, Puerto Banús, restaurants, cafés, bars, shops and other amenities all within easy reach****. A spacious and versatile property in one of Nueva Andalucía's established residential communities, offering an excellent combination of lifestyle, generous outdoor space and rental potential.

24 Hour Reception
Fiber Optic
Marble Flooring
Storage Room

24 Hour Reception
Fitted Wardrobes
Near Transport
Utility Room

Covered Terrace
Lift
Private Terrace
WiFi