



### Middle Floor Apartment in Nueva Andalucía

Bedrooms **3** Bathrooms **2** Built **204m2** Terrace **20m2**

**R5500597**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**699.000€**

Located in the sought-after Aloha Royal residential complex in Nueva Andalucía, Marbella, this spacious duplex offers 205 m<sup>2</sup> of built area, combining generous living spaces with a convenient location close to golf courses, restaurants, shops and the amenities of Puerto Banús. Built in 2019, the property features three bedrooms and two bathrooms, with a practical layout spread across two levels. The home also benefits from a terrace and balcony, providing outdoor spaces to relax and enjoy the Costa del Sol lifestyle. The duplex is presented in good condition and includes fitted wardrobes, a storage room and three private parking spaces in the garage. Residents can also enjoy access to the communal swimming pool. Situated in a well-established residential area of Nueva Andalucía, the property offers convenient access to Marbella town centre, Puerto Banús, local beaches and several renowned golf courses. An excellent opportunity as a permanent residence, holiday home or investment in one of Marbella's popular residential areas.

Covered Terrace

Covered Terrace

Private Terrace