



**Property type :** Apartment

**Location :** Nueva Andalucía

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** North-west

**Views :** garden

**Parking :** Open private parking

**House area :**

80 m<sup>2</sup>

- ✓ Close to golf
- ✓ Storage room
- ✓ White goods
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Alarm system
- ✓ Furnished

- ✓ Heated pool
- ✓ Terrace
- ✓ Jacuzzi



Having walking distance to all services & less than five minutes driving to the beaches of Puerto Banus, this wonderful ground floor apartment is within the resort Aloha Gardens, in Nueva Andalucia, Marbella.

The property comprises a fully fitted kitchen, 2 bedrooms, 2 bathrooms and a nice living-dining room with access to an ample 85 m2 private terrace with dining area and to the garden, which is equipped with sunbeds and chill-out to enjoy the sun.

One parking space is included.

The gated complex offers a wide range of facilities, such as a gym, sauna, 3 pool areas (one of them heated during the winter), beautiful water fountains decorating the surroundings of the houses, lush exotic gardens, 24 h guaranteed security, surveillance cameras and doorman.

There are several restaurants, bars and cafes in the outskirts of the urbanisation, as well as distinguished international schools, supermarkets, banks, shops and much more amenities.

Nueva Andalucia, also known as the Golf Valley, has been ideally designed to attract golf lovers as well as tourists and residents with select tastes, being conveniently situated in its proximity to banks, shopping centres, restaurants with a wide range of gastronomic offer.

Puerto Banus and its sandy beaches are 5 minutes driving from the apartment. Here we find boutique shops of distinguished brands as well as luxury yachts and sailboats worth seeing as we stroll at sunset.

There is a short drive to the centre of Marbella, San Pedro Alcantara and Estepona.

The international airport of Malaga is less than 40 minutes and the airport of Gibraltar is about 50 minutes by car.

The existing microclimate in the municipality of Marbella, with mild winters and not excessively hot summers, is unique in the world, which allows it to enjoy more than 320 days of sunshine a year and an average annual temperature of 18°C.

