

## Wohnung zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 136 m<sup>2</sup> Wohnfläche | 12 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 723 IBI | € 185 Rubish tax | € 2,460 Community fees



### Beschreibung der Immobilie

Nice & Modern corner ground floor apartment in the heart of Nueva Andalucia, Marbella, in the area of Aloha - Las Brisas, in the well-known Super manzana H. This property has been reformed recently this year 2025, and it's located in a gated community and has 3 bedrooms and 2 bathrooms, one of them en suite, a large living room with fireplace, good size fully equipped kitchen and terrace overlooking the common gardens. The apartment has central air conditioning in all rooms and one numbered uncovered parking space inside the complex.

The urbanization is located in one of the best areas of Nueva Andalucia, between the golf courses of Las Brisas Golf and Aloha Golf and just two minutes from restaurants, shops and all kinds of services in the Plaza de Aloha. To Puerto Banús only 5 minutes by car.  
A practical and family property in a perfect location.