



## Middle Floor Apartment for sale in Marbella River Garden, Aloha, Nueva Andalucía, Marbella

**499,000 €**

Reference: R5066989   Bedrooms: 3   Bathrooms: 2   Build Size: 139m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Reduced to sell – motivated sellers! Just on the market: spacious 3-bedroom, 2-bathroom middle-floor corner apartment in Marbella River garden, Aloha. Upon entering the property, to the right you will find a good-sized guest bedroom. Continuing through the hallway, there is a very large open-plan kitchen, lounge, and dining area. The kitchen is fully equipped with top-quality appliances, and the open-plan design makes the area light and bright. High ceilings add to the great sense of space. The lounge is fully furnished and tastefully decorated with large reclinable intelligent leather sofas, a working log fireplace, and stylish furniture details. To the left are two large bedrooms with ample wardrobe space. The first bedroom has an adjacent bathroom, while the master bedroom also enjoys generous wardrobe space, pool views, and an en-suite bathroom. The lounge flows seamlessly onto a 20 m<sup>2</sup> covered terrace with both seating and dining areas. The terrace overlooks the first pool and beautifully landscaped mature gardens, enjoying a comfortable distance and southwest orientation. An intelligent irrigation system ensures plants and flowers remain vibrant year-round. Additional features include electronic blinds, hot and cold air conditioning, and marble floors. The gated urbanisation offers 24-hour security and stunning mature gardens with shaded seating areas. There are two swimming pools (one gated) with grassed areas, creating a private and tranquil setting. The property benefits from excellent transport links and is close to all that Aloha and Marbella have to offer. Just a 2-minute drive to the famous Marbella Central Plaza (Bull Ring), La Sala, and Oak Restaurant. It is also within easy reach of Aloha International School, Puerto Banús, Estepona (15 minutes), and Málaga Airport (25 minutes). Underground secure parking and a very large storage room complete this quality property.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Lift		Pre Installed A/C
Near Transport		Cold A/C
Satellite TV		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Utility Room		
Near Mosque		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Excellent
Pool	Close To Golf	
Urban	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Suburban	
	Close To Forest	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	
	Entry Phone	
	Safe	
<b>Utilities</b>	<b>Category</b>	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
	Investment	
	Bargain	
	Cheap	
	Golf	
	Luxury	
	Resale	
	Contemporary	

