



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R5126488 – 399.000€**

|      |       |                   |                   |                   |
|------|-------|-------------------|-------------------|-------------------|
| 2    | 2     | 82 m <sup>2</sup> | 35 m <sup>2</sup> | 35 m <sup>2</sup> |
| Beds | Baths | Built             | Plot              | Terrace           |

Welcome to this fantastic ground-floor apartment in the sought-after area of Señorío de Gonzaga, located in the heart of charming Nueva Andalucía – Aloha. This ground-floor apartment is situated in one of Marbella's most popular residential complexes. Here, traditional Andalusian style meets modern renovations and lush greenery, creating a harmonious and pleasant atmosphere – perfect as a permanent residence, holiday home, or investment property! Señorío de Gonzaga is a gated and secure community with beautifully landscaped gardens, cobblestone walkways, and three communal pool areas. The area is characterized by peace and greenery, making it a tranquil oasis while still being close to the vibrancy of city life. The apartment has been renovated with a modern touch and features a bright, open-plan layout that creates an airy feel. The total living area is 82 m<sup>2</sup>, and the living room seamlessly connects the kitchen and dining area in an inviting way. From here, you step out onto a generous 35 m<sup>2</sup> southwest-facing terrace – perfect for all-day sun, relaxation or al fresco dining. The view overlooks a green area where construction is not permitted, ensuring a private and undisturbed setting. Additionally, the apartment is located in the most desirable and peaceful part of the community. The modern kitchen is fully equipped with high-quality appliances and offers plenty of storage space. The bedrooms are tastefully decorated in a warm style. The master bedroom features an en-suite bathroom and direct access to the terrace. The second bedroom is



located next to a stylishly renovated bathroom with marble details – an elegant and functional solution for both residents and guests. The apartment was renovated in 2022. The location is ideal for those who want to be close to nature, the city and entertainment. Just a short walk away is the idyllic Lago de las Tortugas – perfect for jogging, walks or picnics. A stone's throw away, you'll also find Aloha Gardens, offering restaurants, cafés and shops. You are surrounded by the most sought-after golf courses in Nueva Andalucía. By car, you can reach Puerto Banús and Marbella town center in just five minutes. For families with children, the renowned international school Aloha College is conveniently close. Welcome to Señorío de Gonzaga – a home where style, comfort, and quality of life come together. Contact us to book a viewing and experience this fantastic property in person.



