



## Ground Floor Apartment for sale in Aloha, Marbella West

**630,000 €**

Reference: R5236174   Bedrooms: 3   Bathrooms: 3   Build Size: 143m<sup>2</sup>   Terrace: 32m<sup>2</sup>





## Costa del Sol, Aloha

New on the market in the prestigious La Maestranza residential area in Aloha, a few minutes' walk from Puerto Banús and surrounded by all kinds of amenities. This fantastic ground floor duplex in its original condition, ideal for a renovation project, has a floor area of 143 square metres on two floors plus 32 square metres of terraces. On the ground floor there is a spacious living room, a toilet and the kitchen, which can be added to the living room or converted into a 4th bedroom. On the upper floor there are 3 spacious bedrooms, one of them with an en-suite bathroom and a terrace. This property has enormous potential for tourist rentals, as the development is in high demand among international clients due to its proximity to Puerto Banús and because, being a gated community with two swimming pools, it is an ideal location for both family tourism and golf enthusiasts. The property also has an underground parking space. Do not hesitate to request a viewing.

## Features:

| Features                                | Orientation      | Climate Control     |
|---|------------------|---------------------|
| Covered Terrace                         | East             | Air Conditioning    |
| Near Transport                          |                  |                     |
| Private Terrace                         |                  |                     |
| Ensuite Bathroom                        |                  |                     |
| Double Glazing                          |                  |                     |
| 24 Hour Reception                       |                  |                     |
| Fitted Wardrobes                        |                  |                     |
| Access for people with reduced mobility |                  |                     |
| Views                                   | Setting          | Condition           |
| Mountain                                | Commercial Area  | Renovation Required |
| Panoramic                               | Close To Golf    |                     |
|   | Close To Port    |                     |
|   | Urbanisation     |                     |
|   | Close To Sea     |                     |
|   | Close To Shops   |                     |
|   | Close To Schools |                     |
| Pool                                    | Furniture        | Kitchen             |
| Communal                                | Fully Furnished  | Fully Fitted        |
| Heated                                  |                  |                     |
| Children's Pool                         |                  |                     |
| Garden                                  | Security         | Parking             |
| Communal                                | Gated Complex    | Underground         |
|   | 24 Hour Security |                     |
| Category                                |                  |                     |
| Holiday Homes                           |                  |                     |
| Investment                              |                  |                     |
| Golf                                    |                  |                     |