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■■■■■■■■■■■■ ■ Nueva Andalucía ■■■■■■■■■■■■: R5318848

■■■■■■■■: 2 ■■■■■■■: 2 M²: 112 ■■■■■: 439 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:A unique opportunity in one of Marbella's most sought-after areas. This is the only apartment currently for sale in the Reservas de Los Naranjos development, a modern complex built in 2016 with just 26 neighbors, guaranteeing tranquility, privacy, and a well-maintained environment. The ground-floor apartment faces southeast and northwest, providing excellent natural light and ventilation throughout the day. It features two bedrooms and two bathrooms, both with built-in wardrobes, as well as central air conditioning for optimal comfort year-round. The kitchen is fully equipped and includes a convenient separate laundry area. A functional and comfortable layout, ideal for a primary residence, a second home, or an investment. The development boasts a well-maintained communal swimming pool and meticulously cared-for common areas, reflecting a small and well-managed community. A parking space and storage room are included in the price, adding significant value in this area. The location is undoubtedly one of its greatest assets. Located a short distance from Aloha College Marbella, one of the most prestigious international schools on the Costa del Sol, this property is especially appealing to families seeking a high-quality education without sacrificing convenience and proximity to amenities. Furthermore, it is just minutes from the renowned Puerto Banús, with its wide array of leisure activities, restaurants, and boutiques, and very close to the Aloha Golf Club, one of the most highly regarded courses in the area. For everyday convenience, a Mercadona supermarket is within easy reach. This modern property is situated in a recently developed and exclusive residential complex, strategically located between international schools, golf courses, and the vibrant lifestyle of Puerto Banús. A rare opportunity in this part of Marbella. This offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice. In compliance with Decree 218-2005 of the Andalusian Regional Government of October 11, customers are informed that notary, registry and ITP expenses are not included in the price.

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