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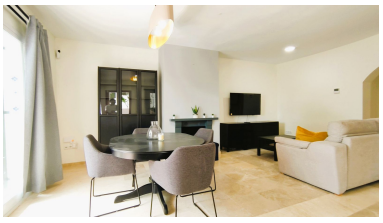
Apartment in Nueva Andalucía

Reference: R5445004



Bedrooms: 2
Bathrooms: 2
M² Build size: 100
Price: 395,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:### Renovated 2-Bedroom Apartment in Pinos de Aloha, Next to Aloha College and Les Roches Elegant apartment of approximately **100 m²** located in Pinos de Aloha, one of the most sought-after areas of Nueva Andalucía, Marbella. The property is situated opposite **Aloha College** and next to the **Les Roches campus**, making it particularly attractive both as a home and as an investment, with strong potential rental demand from families, students and professionals. Located on the ground floor, the apartment has been completely renovated with a modern design and contemporary finishes. It features two en-suite bedrooms, a brand-new open-plan kitchen integrated with the bright living and dining area, and two private terraces overlooking the communal gardens. The development offers a communal swimming pool, landscaped gardens and communal parking with controlled access via an entrance barrier. A versatile property suitable as a permanent residence, second home or investment, offering different rental possibilities: student accommodation during the academic year, holiday rentals during the summer by months or long-term rental throughout the year. Important Doesnt has vacation rental licence. The law allows the property to be rented for periods of more than two months to the same tenant without requiring a holiday rental licence. The location provides excellent access to international schools, Les Roches, golf courses, Puerto Banús, beaches, restaurants and all kinds of amenities.

Features:

Pool, Air conditioning, Mountain views, Private garden, Parking, Holiday Home, Investment