

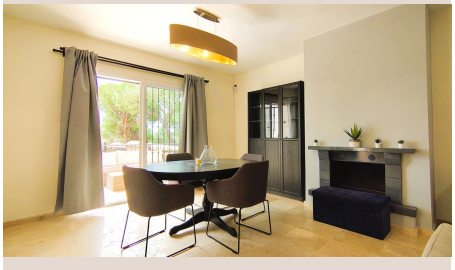
NUEVA ANDALUCÍA

394,000 €

REFERENCE R5445004

Prime Investment Opportunity: Modern Living Steps from Elite Education in Nueva Andalucía

2	2	100 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an exceptional blend of modern luxury and unparalleled convenience with this exquisitely renovated two-bedroom apartment, ideally situated in Pinos de Aloha. This highly coveted enclave within Nueva Andalucía, Marbella, represents the epitome of refined Mediterranean living in southern Spain. With its strategic positioning and sophisticated design, this property is not merely a residence but a gateway to a lifestyle of comfort, elegance, and substantial investment potential.

An Unrivalled Location in Marbella's Prestigious Golf Valley

Pinos de Aloha is renowned for its tranquil residential atmosphere, yet offers immediate access to the vibrant pulse of Nueva Andalucía. Opposite the esteemed Aloha College, one of the Costa del Sol's leading international schools, and adjacent to the world-renowned Les Roches Global Hospitality Education campus, this location is exceptionally attractive. It guarantees robust rental demand from families, students, and professionals associated with these prestigious institutions.

Nueva Andalucía, often referred to as the 'Golf Valley', is renowned for its championship golf courses like Aloha Golf Club, Los Naranjos Golf Club, and Las Brisas Golf Club, and a vibrant international community. Beyond golf, it's a culinary hotspot with gourmet restaurants, chic cafés, and lively bars. The sophisticated marina of Puerto Banús, with its luxury boutiques and nightlife, is just a short drive away, as are Marbella's beautiful beaches, offering abundant leisure under the Andalusian sun. Every amenity is within effortless reach, solidifying its status as a desirable address in southern Spain.

Sophisticated Interiors and Contemporary Comforts

Spanning approximately 100 square meters, this elegant ground-floor apartment underwent a meticulous renovation. The contemporary design embraces sleek lines, premium materials, and an abundance of natural light, creating an inviting and harmonious living space. Bespoke finishes elevate every detail.

The heart of the home is the brand-new, open-plan kitchen, a modern design integrated with the living and dining area, ideal for entertaining. It features state-of-the-art appliances, ample storage, and elegant countertops. The adjacent living and dining area, brightened by large windows, opens directly onto outdoor terraces, perfect for relaxation.

Two en-suite bedrooms offer comfort and tranquility with high-quality finishes and spacious layouts. The bathrooms feature modern sanitary ware, elegant tiling, and contemporary fixtures. Built-in wardrobes ensure practical storage and contribute to streamlined appeal, ensuring privacy and comfort for residents and guests.

Idyllic Outdoor Living and Exclusive Community Amenities

Two private terraces enhance indoor-outdoor flow, offering charming views of the communal gardens, ideal for al fresco dining or relaxation. These outdoor extensions provide a peaceful retreat to enjoy southern Spain's year-round pleasant climate.

Residents of this exclusive development also benefit from communal amenities. A sparkling swimming pool amidst beautifully landscaped gardens creates a tranquil oasis. Communal parking with controlled access ensures convenience and security.

A Versatile Investment with Strong Rental Yield Potential

This versatile asset is ideal as a luxurious permanent residence, an elegant second home, or an attractive investment. Its prime location and impeccable renovation appeal to a broad demographic: international students, professionals, holidaymakers, and expatriates.

Significant rental income potential is evident. Perfectly positioned for student accommodation due to its proximity to Aloha College and Les Roches. It's also an excellent option for summer holiday rentals, offering a high-end tourist base, and highly desirable for year-round long-term rentals. While the property lacks a short-term holiday rental licence, Spanish law allows

rentals exceeding two months to the same tenant without one. This provision legally facilitates lucrative medium to long-term agreements, making it a secure and profitable rental option. This flexibility in rental options underscores the property's robust investment profile.

Details

Reference	R5445004	Property Type	Apartment
Status	Sale	Price	394,000 €
Bedrooms	2	Bathrooms	2
Build size	100 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

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