

NUEVA ANDALUCÍA

500,000 €

REFERENCE R5525500

Discover Unrivaled Coastal Elegance: A Luxury Retreat in Señorío de Aloha, Nueva Andalucía

2	2	83 m²	23 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Perched gracefully on the coveted fourth floor of the prestigious Señorío de Aloha residential complex, this exceptional apartment offers a rare blend of sophistication, comfort, and panoramic splendor. Located in the heart of Nueva Andalucía, a jewel of the south of Spain renowned for its vibrant lifestyle and stunning landscapes, this property is more than a home; it's a gateway to an enviable Mediterranean existence. From its privileged vantage point, the apartment bathes in abundant natural light and delivers breathtaking, unobstructed views that stretch across the shimmering Mediterranean Sea to the majestic Andalusian mountains. This residence represents an unparalleled opportunity, whether you seek a magnificent primary home, a luxurious vacation escape, or a sound investment, particularly with the community's permissive approach to tourist licenses.

Designed for the discerning individual, this exquisite property comes complete with the convenience of a double parking space and a dedicated storage room, ensuring both practicality and peace of mind within this exclusive gated community.

Sophisticated Living Spaces Designed for Comfort and Views

Every detail of this apartment has been thoughtfully curated to maximize comfort, light, and the spectacular surroundings:

The Grand Living-Dining Area & Panoramic Terrace

Step into a sun-drenched sanctuary where the spacious living and dining room seamlessly extends onto an expansive main terrace. This outdoor haven is ingeniously fitted with a partial Lumon glass enclosure, offering unparalleled versatility. Imagine savoring al fresco meals in sublime comfort during the cooler winter months or effortlessly transforming it into an open-air entertainment space to embrace the warm summer breeze. The views from here are nothing short of mesmerizing, painting a dynamic backdrop to daily life.

The Indulgent Master Suite

Your private retreat awaits in the master bedroom, an exterior-facing sanctuary complete with elegant built-in closets. The en-suite bathroom has been newly renovated to the highest standards, featuring a sleek, modern shower that promises a spa-like experience. Adding to the suite's allure is a private, glass-enclosed terrace, also utilizing the sophisticated Lumon system. This bright, secluded space is ideal for a tranquil home office, a cozy reading nook, or simply a quiet moment of reflection, all while enjoying the captivating vistas.

Gracious Guest Accommodations

The secondary bedroom is equally bright and exterior-facing, offering comfortable built-in closets for ample storage. It is complemented by a separate, full bathroom featuring a relaxing bathtub, ensuring guests or family members enjoy maximum privacy and convenience.

The Contemporary Kitchen

At the heart of the home, the kitchen is fully furnished and equipped with high-quality appliances, catering to all culinary desires. Its thoughtful design includes a separate laundry area, blending functionality with discreet aesthetics.

An Exclusive Lifestyle within a Prestigious Community

Premium Amenities and Unrivalled Security

The Señorío de Aloha residential complex epitomizes luxury living with its exceptional common areas. This secure, gated community boasts 24-hour security and a dedicated concierge service, ensuring residents' peace and privacy. Wander through meticulously maintained tropical gardens, challenge friends on the paddle tennis court, or unwind at one of the three distinct pool areas. Each pool complex includes a children's pool and is strategically oriented to guarantee sun exposure throughout the entire

day, creating a resort-like atmosphere right at your doorstep.

Prime Location in the Heart of Nueva Andalucía

The apartment's location is truly unbeatable. A leisurely stroll will take you to the glittering marina of Puerto Banús, where world-class dining, luxury boutiques, and vibrant nightlife await. Essential amenities such as supermarkets, gourmet restaurants, and premier shopping centers like Centro Plaza and El Corte Inglés are all within easy reach. Furthermore, the property is perfectly situated within the renowned Golf Valley, surrounded by legendary courses such as Las Brisas, Aloha, and Los Naranjos, making it a golfer's paradise. For added peace of mind, leading medical facilities like HC and Helicópteros Sanitarios hospitals are just a stone's throw away.

Important Buyer Information

For transparency, potential buyers should be aware of the estimated expenses associated with this acquisition. The purchase is subject to the Property Transfer Tax (ITP), which, in accordance with Law 5/2021 on Ceded Taxes, has a maximum general rate of 7%. The taxable base will be determined by the higher value between the price stated in the public deed and the official cadastral reference value (Art. 10, TRLITPAJD). Please note that reduced rates may apply depending on the buyer's individual circumstances.

Costs for the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Estimated notary fees typically range from €500 to €2,000, while Land Registry fees are estimated between €250 and €1,500. Should you choose to engage administrative processing services (which are voluntary and unregulated in terms of fees), an estimated cost of €300 to €500 should be anticipated. The municipal capital gains tax (IIVTNU) is legally to be borne by the seller (Art. 104, TRLRHL). Intermediation (brokerage) fees are also to be borne by the seller.

The total estimated cost for the buyer for a property of this caliber is approximately €550,000. This estimate is provided for guidance purposes only, in accordance with Art. 20.1.c) of the TRLGDCU, and the final amount will be dependent on the specific circumstances of the transaction and the buyer. The abbreviated information document is available upon request. NPP.

Details

Reference	R5525500	Property Type	Apartment
Status	Sale	Price	500,000 €
Bedrooms	2	Bathrooms	2
Build size	83 m²	Plot Size	–
Terrace	23 m²	Parking places	by request

Features

Pool, Air conditioning, Lift, Private garden, Parking, Holiday Home, Investment, Resale