

## Ático Duplex en venta en Nueva Andalucía, Costa del Sol

3 Habitaciones | 4 Baños | 130 m<sup>2</sup> Interior | 58 m<sup>2</sup> Terrazas | Garaje Si | Jardín Si | Piscina Si  
€ 1,158 IBI | € 185 Tasa basura | € 4,200 Gastos comunidad



### Descripción de la propiedad

**\*\*Spacious 3-Bedroom Duplex with Tourist Licence in Señorío de Aloha\*\***

Located in the prestigious **\*\*Señorío de Aloha\*\*** urbanisation in Nueva Andalucía, this spacious and beautifully maintained duplex offers an excellent combination of space, comfort and location, just a short distance from the beach and Puerto Banús.

The property offers **\*\*188.68 m<sup>2</sup> in total\*\***, including **\*\*130.01 m<sup>2</sup> of interior living space and 58.67 m<sup>2</sup> of terraces\*\***. It features **\*\*three bedrooms, three bathrooms and an additional guest toilet\*\***, together with spacious living and dining areas, a fully equipped kitchen and generous outdoor spaces.

The apartment is presented in **\*\*excellent condition\*\*** and is ready to move into. It also benefits from a **\*\*valid tourist rental licence\*\***, making it an attractive option both as a private residence and as an investment property.

A \*\*private underground parking space and a separate storage room are included in the price\*\*.

Señorío de Aloha is a well-established gated community with \*\*beautiful landscaped gardens, three communal swimming pools, outdoor toilets in the pool areas and 24-hour security\*\*.

\*\*Wi-Fi is also included in the community fees\*\*.

The location is highly convenient, with the \*\*beach, Puerto Banús, restaurants, cafés, bars, shops and other amenities all within easy reach\*\*.

A spacious and versatile property in one of Nueva Andalucía's established residential communities, offering an excellent combination of lifestyle, generous outdoor space and rental potential.