+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in Nueva Andalucía

Reference: R5445004

Bedrooms: 2	Bathrooms: 2	M²: 100	Price: 449,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 4th November 2026

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:

None, Town, Pool, Air conditioning, Mountain views, Garden, Parking, Holiday Home, Investment