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3 Dormitorios Dúplex en Nueva Andalucía

Nueva Andalucía

R5493982 – 649.000 €

3 | 3.5 | 130 m² | 58 m²

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 m² in total**, including **130.01 m² of interior living space and 58.67 m² 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

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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.














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