

## Puerto banús - Apartment



















Swimming Pool

465 000 €

(EUR €)

## Exceptional corner duplex apartment in Señorio de Aloha

Discover the potential of an exceptional property with this outstanding 3-bedroom corner duplex, located in Señorio de Aloha, one of the most desirable developments in Nueva Andalucía. Attractively priced to capture buyers' interest, this property represents a remarkable opportunity for the discerning investor.

Located in the heart of a vibrant community, just a short walk from Centro Plaza and the luxurious Puerto Banús, this duplex boasts a prime location surrounded by a variety of services, shops, bars and restaurants.

This unique property has never been on the resale market. As a corner unit, it offers exceptional accessibility and comfort.



Francisco Santos
Property Expert / Lister

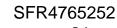
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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)





Reference
Scan the QR code to view the property



Investment Potential: With minimal effort, this spacious residence can be transformed into a luxurious three or even four bedroom family retreat. For the astute investor, this property presents a rental opportunity, as short-term rentals in this prime area are in constant demand, ensuring promising returns.

Additionally, it includes a dedicated parking space and a storage room, increasing its value and convenience.

TAXES AND EXPENSES: Community Fees € 1,728 /Year ( € 144 /month ) IBI Fees € 1,005 /Year Garbage Tax € 90 /Year

## **ENQUIRIES!**

Don't hesitate to contact our friendly team for a viewing or any questions you may have about this property.

## **Property Features**

Equipped kitchen

• Terrace (m2): 80

Garden

Storage / utility room

Lift

· Solar orientation: South, East

· Parking space

Pool

• Built year: 2001

• Drive way

· Views: Urbanization view, Garden view

Quiet Location

Terrace

Garage



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