

ALDEA BLANCA, NUEVA ANDALUCIA



bedrooms **3** bathrooms **2** built_{m2} **162** terrace_{m2} **39**

A FULLY RENOVATED 3-BEDROOM APARTMENT IN ICONIC ALDEA BLANCA, REBUILT TO SCANDINAVIAN STANDARDS

Located within the prestigious gated community of Aldea Blanca, this stunning new renovated 3-bedroom residence offers a rare blend of timeless Mediterranean charm and flawless Scandinavian engineering. Rebuilt from the inside out with a relentless focus on technical perfection, this property represents a unique opportunity to acquire a turnkey luxury home where you can truly leave the car behind.

Aldea Blanca (The White Village) is not merely a residential development; it is a celebrated piece of Marbella's history. Designed by the legendary architect Melvin Villarroel—the mastermind behind the iconic Puente Romano and Marbella Club—it was built to resemble a traditional Andalusian village. Today, it remains one of the most sought-after addresses in the Golf Valley, famous for its 24-hour security, four magnificent pool areas, and world-class tropical gardens.

community **395 €** / month garbage **185 €** / year IBI **793 €** / year for sale **1.349.000 €**

Aldea Blanca, Nueva Andalucia

- Scandinavian Quality & Engineering: Every inch of this property is brand new. Built for longevity and comfort, it features a completely new electrical system, new plumbing throughout, custom-made aluminum double-glazed windows, and a ventilation system that guarantees a healthy indoor climate year-round—a rare luxury in the Mediterranean.
- Ultimate Climate Control (Airzone): Experience precision comfort with a AC and heating system powered by Airzone. This allows for independent, automated temperature control in every room, ensuring maximum efficiency and personal comfort.
- Bespoke Italian Kitchen: The heart of the home features a premium integrated kitchen by Maistri (sourced from Vicco in Sweden), seamlessly fitted with top-tier Miele appliances. It is as functional for everyday use as it is sophisticated for entertaining.
- Seamless Indoor-Outdoor Flow: The light-filled, open-plan living and dining area is optimized for social living, comfortably accommodating up to 6 guests. Elegant Georgian-style aluminum sliding doors lead directly out to 2 generous terraces, oriented to the south-west for maximum sun exposure. One of the standout features is the main terrace, complete with an equipped outdoor kitchen.
- Elegant Accommodations: The apartment offers three beautifully appointed bedrooms with custom carpentry and natural design elements. The master suite features its own luxurious en-suite bathroom.
- Prime "Walk-To-Everything" Location: Enjoy total convenience with the glamour of Puerto Banús, the beach, Centro Plaza, and its vibrant Saturday market all within short walking distance. Elite golf courses (Las Brisas, Los Naranjos, Aloha) and international schools are just minutes away.

THE SPECIFICATIONS

- Outdoor Space: 2 Large Terraces with custom outdoor kitchen & BBQ zone.
- Built-in bookcase with ethanol fireplace.
- Underfloor heating bathrooms
- Sonos sound system
- Orientation: South-West (Sun all afternoon).
- Investment Potential: Sold fully furnished and key-ready. High premium rental demand
- Short rentals 7 days or more allowed.

Reference	145622	Beds	3	Built m ²	162
Type	Apartment	Baths	2	Interior m ²	---
Location	Aldea Blanca, Nueva Andalucia	En-suite Baths	---	Terrace m ²	39
		Guest Toilets	---	Plot m ²	---
		Pax	---		
Pool	Communal	Community	395 € / month	Levels	1
Garden	Communal	Garbage	185 € / year	Floor	---
Garage	Private	IBI	793 € / year	Orientation	South/West
Parking slots	1	Construct Year	1984	EPC	In Progress
		Renovation year	---		

For sale

1.349.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.







