



Townhouse for sale in Nueva Andalucía, Marbella

750,000€

Reference: R5194195 Bedrooms: 3 Bathrooms: 3 Plot Size: 100m² Build Size: 151m² Terrace: 14m²















Costa del Sol, Nueva Andalucía

Marbella – Nueva Andalucía Modern Semi-Detached Townhouse near Puerto Banús and Aloha College Located in a recently built gated community, this elegant semi-detached townhouse offers the perfect blend of modern design, comfort, and convenience. Situated just 1.5 km from the world-famous Puerto Banús and within close proximity to Aloha College, golf courses, supermarkets, restaurants, and sports facilities, this home enjoys one of the most sought-after locations in Marbella. Built in 2020, the property forms part of a stylish development of contemporary townhouses featuring clean architectural lines and exquisite design. Each home has been carefully designed to offer both functionality and sophistication, using top-quality materials and high standards throughout. The townhouse comprises 3 bedrooms, 2 bathrooms, and a guest toilet, as well as a private terrace and garden or patio area. The interiors feature a spacious living room, fully equipped designer kitchen, porcelain floors (120×60), independent air conditioning, and pre-installation for home automation. A private garage space for one car is included in the price. This is a perfect opportunity to own a contemporary home in one of Marbella's most desirable areas — combining exclusivity, comfort, and proximity to all amenities.





Features:

Fitted Wardrobes

Features Orientation **Climate Control**

Covered Terrace West Air Conditioning Lift

Pre Installed A/C

Cold A/C **Near Transport Private Terrace** Hot A/C

Ensuite Bathroom Marble Flooring **Double Glazing**

Utility Room Views Setting Condition

Garden Close To Port Excellent Pool Urbanisation Urban Close To Shops

Close To Town Street Close To Schools Close To Marina

Pool **Furniture** Kitchen Communal Not Furnished **Fully Fitted** Garden Security **Parking**

Communal **Gated Complex** Underground

Private

Utilities Category Electricity **Holiday Homes**

Investment

Golf Luxury