



## Maison de ville à vendre à Nueva Andalucía, Marbella

**1 095 000 €**

Référence: R5003575    Chambres: 3    Bain: 3    Construite: 130m<sup>2</sup>    Terrasse: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Modern Townhouse for Sale in Nueva Andalucía

Looking for a modern townhouse for sale in Aloha, Marbella? This stylish home is located in the exclusive gated urbanisation of Aloha inside the prestigious 24/7 secured community Parcela de Golf. Nestled in the heart of Nueva Andalucía's Golf Valley, this is the perfect property for anyone seeking a peaceful yet central location close to Puerto Banús, golf courses, restaurants, and shops.

### Bright Open Living with Outdoor Space

This modern 3-bedroom townhouse is bright and spread over 2 floors. The ground floor features a modern open-plan layout with a fully equipped kitchen, a spacious living room, and a dining area. Large sliding doors lead out to a private terrace, complete with a barbecue station, outdoor dining area, and lounge seating—perfect for enjoying the Marbella lifestyle year-round. On the ground floor, there is a guest WC and also one en-suite bedroom/bathroom.

Upstairs, you'll find two additional bedrooms and two bathrooms. The master bedroom features a private terrace with sunbeds and views over the urbanisation and the valley. There's also an office space and a sofa bed in the upstairs hall that converts into a queen-size bed, offering additional guest accommodation and room for remote working if needed.

### Property Highlights

- Townhouse for sale in double gated urb.
- Located in 24/7 gated community Parcela de Golf
- Heated communal pool & green landscaped areas
- Walking distance to restaurants, shops & amenities
- 3 bedrooms with queen-size beds and wardrobes
- 3 bathrooms + guest toilet
- Private terrace with BBQ, dining, and lounge area
- Additional sofa bed for guests
- Tranquil area, but close to Puerto Banús and top golf courses
- Garage for 1 car included

### Prime Location in Aloha, Golf Valley

This Nueva Andalucía property for sale is just a short drive from Puerto Banús, top-rated golf courses like Las Brisas, Aloha Golf, and Los Naranjos, as well as international schools and all essential amenities. It's a rare opportunity to own a home in one of Marbella's most desirable residential areas.

### Gated Community with Heated Pool

The urbanisation is a well-maintained, with a heated swimming pool and lush communal gardens. Known for its family-friendly atmosphere, this peaceful enclave offers security, comfort, and a strong sense of community—ideal for both permanent living and holiday homes.

### Contact Us to View This Aloha Townhouse for Sale

Don't miss this opportunity to own a beautiful townhouse in Marbella's Golf Valley. Whether you're looking for a permanent home, a vacation property, or an investment in a prime location—this home ticks all the boxes.

Contact us to view this Aloha townhouse for sale!



## Spécification:

### Caractéristiques

Près du transport  
Terrasse privée  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Wifi  
Paddle tennis  
Barbecue

### Vues

Piscine  
Golf  
Urban

### Piscine

Communautaire  
Chauffé

### Jardin

Communautaire

### Catégorie

Maisons de vacances  
Investissement  
Golf  
Luxe  
Revente  
Contemporary

### Orientation

Sud  
Ouest  
Sud-ouest

### Paramètre

Près du golf  
Urbanisation  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Téléphone d'entrée

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Chauffage central

### Condition

Excellent  
Récemment rénové

### Cuisine

Entièrement équipé

### Parking

Garage