

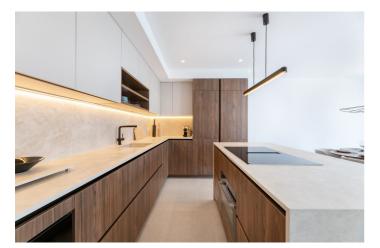


# Townhouse for sale in Nueva Andalucía, Marbella

Reference: R5003575 Bedrooms: 3 Bathrooms: 3 Build Size: 130m<sup>2</sup> Terrace: 70m<sup>2</sup>

# 1.095.000€















# 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'II 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 familyfriendly 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!





## **Features:**

Özellikler Ulaşım yakınında Özel teras Ensuite Banyo Çift cam Takılmış gardıroplar Wifi Kürek tenisi Barbekü Görüşler Havuz Golf Kentsel

Havuz Ortak Isıtmalı Bahçe Ortak

#### Kategori

Tatil Evleri Yatırım Golf Lüks Yeniden satış Modern **Oryantasyon** Güney Batı Güney Batı

Ayar Golf'e yakın Kentleşme Dükkanlara Yakın Şehre yakın Okullara yakın **Mobilya** Tamamen mobilyalı

**Güvenlik** Kapılı kompleks 24 saatlik güvenlik Giriş telefonu İklim kontrolü Klima Soğuk klima Sıcak klima Kalorifer

**Durum** Harika Son zamanlarda yenilenmiş

**Mutfak** Tam takılmış

**Otopark** Garaj