



Townhouse for sale in Nueva Andalucía, Marbella

895.000€

 $\textbf{Reference:} \ R5003575 \quad \textbf{Bedrooms:} \ 3 \quad \textbf{Bathrooms:} \ 3 \quad \textbf{Build Size:} \ 197 \text{m}^2$















Costa del Sol, Nueva Andalucía

Modern Townhouse for Sale in Nueva Andalucía **Due to damage of water pipers, the house is need of some renovation. This is reflected in a significantly reduced price, making it a great investment opportunity for buyers.** This 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 queensize 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!





Features:

Özellikler İklim kontrolü Oryantasyon

Ulaşım yakınında Güney Klima

Özel teras Batı Soğuk klima Güney Batı Sıcak klima **Ensuite Banyo** Kalorifer

Çift cam Takılmış gardıroplar

Wifi Kürek tenisi

Barbekü Görüşler Ayar **Durum**

Havuz Golf'e yakın Harika Golf

Kentleşme Son zamanlarda yenilenmiş

Kentsel Dükkanlara Yakın

Şehre yakın Okullara yakın

Havuz Mobilya Mutfak Ortak Tamamen mobilyalı Tam takılmış

Isıtmalı

Bahçe Güvenlik **Otopark** Ortak Kapılı kompleks

24 saatlik güvenlik Giriş telefonu

Kategori Tatil Evleri Yatırım

Golf Lüks

Yeniden satış

Modern