



## Townhouse for sale in Nueva Andalucía, Marbella

**1.095.000 €**

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



## Features:

### Caratteristiche

Vicino ai mezzi di trasporto

Terrazza privata

Bagno privato

Doppio vetro

Armadi a muro

Wifi

Tennis paddle

Barbecue

### Viste

Piscina

Golf

Città

### Piscina

Condominiale

Riscaldata

### Giardino

Condominiale

### Categoria

Case di vacanza

Investimento

Golf

Lusso

Rivendita

Contemporary

### Orientamento

Sud

Ovest

Sud -ovest

### Collocamento

Vicino al golf

Zona urbana

Vicino ai negozi

Vicino alla città

Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

Sicurezza 24 ore

Citofono

### Climate Control

Aria condizionata

Freddo a/c

Caldo a/c

Riscaldamento centrale

### Condizione

Eccellente

Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Garage