



## Townhouse for sale in Nueva Andalucía, Marbella

1.499.000€

Reference: R5182261 Bedrooms: 3 Bathrooms: 4 Build Size: 385m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Elegant Renovated Townhouse in Prime Location, Nueva Andalucía, Marbella Presenting a beautifully renovated 3bedroom, 3.5-bathroom townhouse in one of Marbella's most sought-after communities, nestled front-line to the prestigious Aloha Golf Club in the heart of Nueva Andalucía. This exceptional south-facing property offers partial sea and garden views, combining modern luxury with timeless elegance in a tranquil, green setting. Boasting 385 m<sup>2</sup> of built area and 240 m<sup>2</sup> of functional space, the home is spread across multiple levels and showcases spacious, light-filled interiors. The main living area features an open-plan design with a contemporary fully fitted kitchen, a stylish lounge, and dining space, all finished to the highest standards. Every detail has been carefully curated, from the premium materials to the state-of-the-art Domotics (home automation) system. The three generously sized bedrooms come with ample storage and en-suite bathrooms, making this home ideal for families or those who value space and comfort. The master suite opens to a private terrace with stunning views. Designed for indoor-outdoor living, the property includes a private garden, a roof terrace with built-in BBQ, and several outdoor entertaining areas, perfect for enjoying Marbella's year-round sunshine and Mediterranean lifestyle. The home is located in a prestigious gated community renowned for its lush, mature gardens and first-class amenities, including two large swimming pools and a well-maintained tennis court. One of the standout features of this property is the extra-large private underground garage, with space for multiple vehicles and potential for a home gym, cinema room, or hobby area. Just moments from top international schools (including Colegio Aloha), the Mercadona supermarket, and the luxury hotspots of Puerto Banús, Puente Romano, and Marbella's golden beaches, this townhouse offers a perfect blend of convenience, exclusivity, and lifestyle. Key Features: 3 Bedrooms | 3.5 Bathrooms 385 m<sup>2</sup> Built | 240 m<sup>2</sup> Usable Frontline to Aloha Golf South-facing with partial sea & garden views Fully renovated with high-end finishes Domotics system (smart home) Private garden & rooftop terrace with BBQ Gated community with 2 swimming pools & tennis court Large underground garage with multifunctional space Walking distance to schools, shops & short drive to Puerto Banús This is a rare opportunity to own a turnkey luxury property in one of Marbella's most prestigious and established communities. Contact us today to arrange a private viewing.





## **Features:**

Armadi a muro Tennis paddle Ripostiglio Barbecue

Caratteristiche Orientamento Climate Control

Terrazza coperta Sud Aria condizionata

Vicino ai mezzi di trasporto Riscaldamento centrale

Terrazza privata Riscaldamento a pavimento nei bagni Ripostiglio

Domotica
Seminterrato
Fibra ottica

VisteCollocamentoCondizioneMareVicino al golfEccellente

Montagna Vicino al porto Recentemente rinnovato

Campagna Vicino al mare
Giardino Vicino ai negozi
Piscina Vicino alla città
Golf Vicino alle scuole

In prima linea di Golf

Piscina Mobilia Cucina

Condominiale Completamente arredato Completamente attrezzata

LOUNGE CUSCINE

Giardino Sicurezza Parcheggio

Condominiale Complesso residenziale privato Privato
Sicurezza 24 ore
Sistema di allarme

Persiane elettriche

Citofono

Categoria
Golf
Lusso