





# Townhouse in Nueva Andalucía

Price € 795,000

|            |        |
|------------|--------|
| Bedrooms   | 3      |
| Bathrooms  | 3      |
| Build Size | 110 m² |
| Terrace    | 41 m²  |
| Plot Size  | 151 m² |

SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Close To Shops
- ✓ Close To Schools

ORIENTATION

- ✓ South West
- ✓ West

CONDITION

- ✓ Excellent

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Mountain
- ✓ Pool
- ✓ Golf
- ✓ Garden

FEATURES

- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds

## PARKING

✓ Street

## UTILITIES

✓ Electricity

✓ Drinkable Water

## CATEGORY

✓ Golf

✓ Holiday Homes

✓ Resale

✓ Contemporary

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### Elegant 3-Bedroom Townhouse with Golf & Mountain Views in Gated Nueva Andalucía Community

Situated in a secure gated community in the heart of Nueva Andalucía, this fully renovated 3-bedroom, 3-bathroom townhouse offers stylish living in one of Marbella's most sought-after locations. Just a short stroll from the lively Aloha area with its popular bars and restaurants, and within walking distance of Puerto Banús and the beach, this home perfectly combines luxury, comfort, and convenience.

Arranged over several levels, the property features contemporary interiors with open-plan living spaces and high-quality finishes throughout. The master and second bedrooms are generously proportioned, while the third bedroom is smaller—ideal as a guest room, children's bedroom, or home office.

Each level boasts its own private terrace, providing a seamless indoor-outdoor living experience and offering multiple spaces to relax, dine, or enjoy the sunshine. The highlight is a spacious solarium with panoramic views across the golf course and surrounding mountains—an ideal setting for entertaining or unwinding.

Residents benefit from access to a beautifully maintained communal swimming pool and landscaped gardens, all within the safety and privacy of a gated development.

This turnkey property is perfectly suited as a permanent residence, stylish holiday home, or a sound investment in the heart of the Costa del Sol.

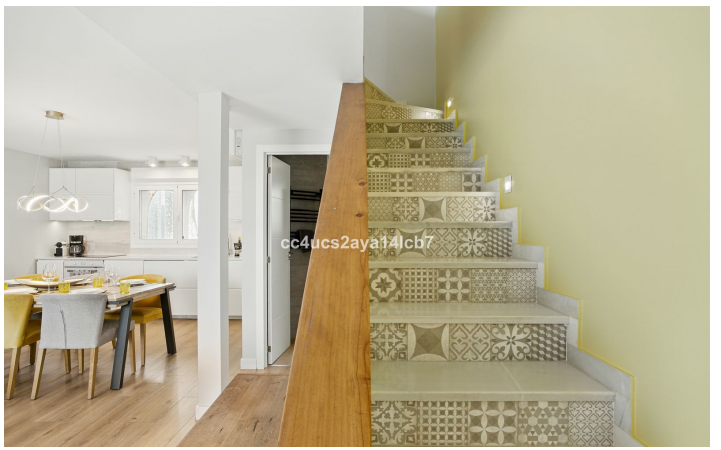
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GALLERY









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