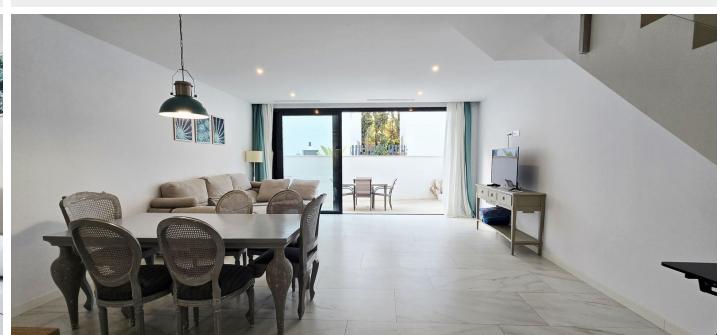


Reference: R5194195



WWW.VIVI-REALESTATE.COM
WWW.VIVI-HOMES.COM



Townhouse in Nueva Andalucía

Price € 750,000

Terrace	14 m²
Plot Size	265 m²

SETTING

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

ORIENTATION

- ✓ West

CONDITION

- ✓ Excellent

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Cold A/C
- ✓ Hot A/C

VIEWS

- ✓ Garden
- ✓ Pool
- ✓ Street
- ✓ Urban

FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Fitted Wardrobes
- ✓ Utility Room
- ✓ Double Glazing

FURNITURE

- ✓ Not Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex

PARKING

- ✓ Underground
- ✓ Private

UTILITIES

- ✓ Electricity

CATEGORY

- ✓ Golf
- ✓ Luxury

- ✓ Holiday Homes

- ✓ Investment

Marbella - Nueva Andalucía**Modern Semi-Detached Townhouse near Puerto Banús and Aloha College**

Located in a recently built gated community, this elegant semi-detached townhouse offers the perfect blend of modern design, comfort, and convenience. Situated just 1.5 km from the world-famous Puerto Banús and within close proximity to Aloha College, golf courses, supermarkets, restaurants, and sports facilities, this home enjoys one of the most sought-after locations in Marbella.

Built in 2020, the property forms part of a stylish development of contemporary townhouses featuring clean architectural lines and exquisite design. Each home has been carefully designed to offer both functionality and sophistication, using top-quality materials and high standards throughout.

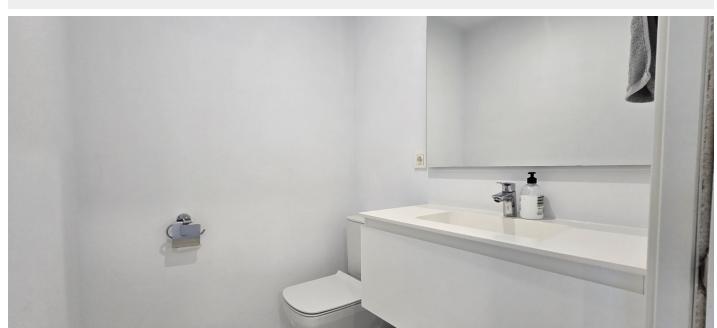
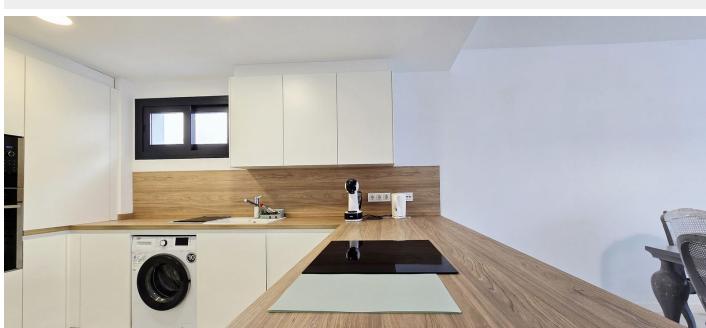
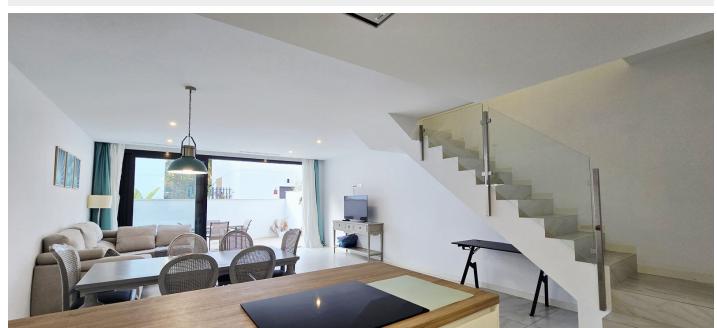
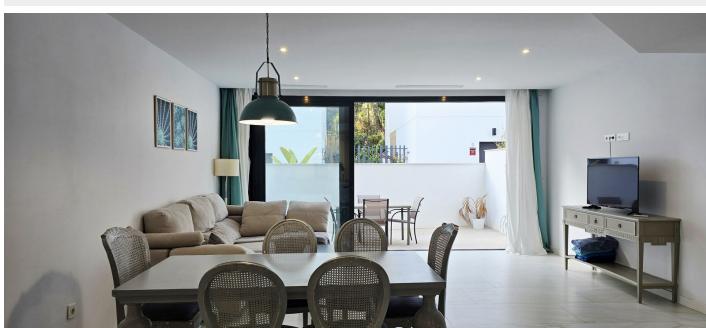
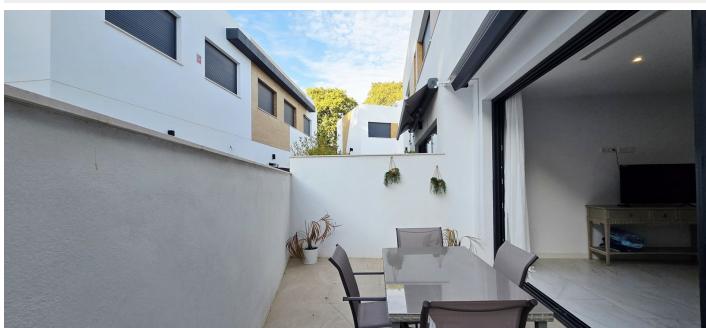
The townhouse comprises 3 bedrooms, 2 bathrooms, and a guest toilet, as well as a private terrace and garden or patio area. The interiors feature a spacious living room, fully equipped designer kitchen, porcelain floors (120×60), independent air conditioning, and pre-installation for home automation.

A private garage space for one car is included in the price.

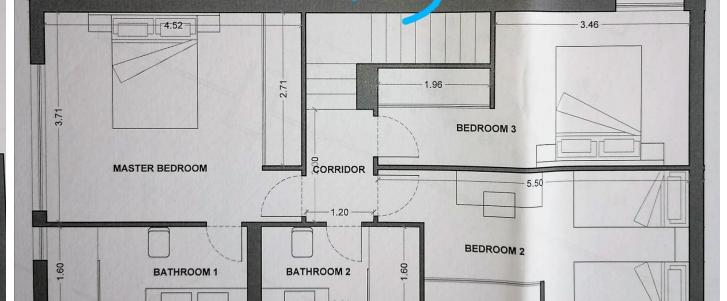
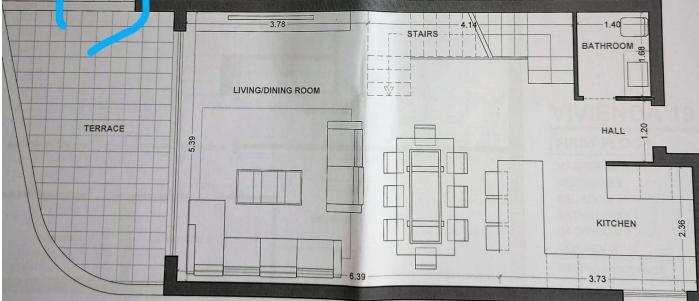
This is a perfect opportunity to own a contemporary home in one of Marbella's most desirable areas — combining exclusivity, comfort, and proximity to all amenities.

[View Property Online](#)

GALLERY







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