



# Townhouse in Nueva Andalucía

Price **€ 1,499,000**

Bedrooms	3
Bathrooms	4
Build Size	385 m <sup>2</sup>
Plot Size	385 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Basement
- ✓ Fitted Wardrobes
- ✓ Paddle Tennis
- ✓ Barbeque
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ Storage Room
- ✓ Domotics

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ 24 Hour Security
- ✓ Entry Phone

## PARKING

✓ Private

## CATEGORY

✓ Golf

✓ Luxury

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### Elegant Renovated Townhouse in Prime Location, Nueva Andalucía, Marbella

Presenting a beautifully renovated 3-bedroom, 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.

[View Property Online](#)

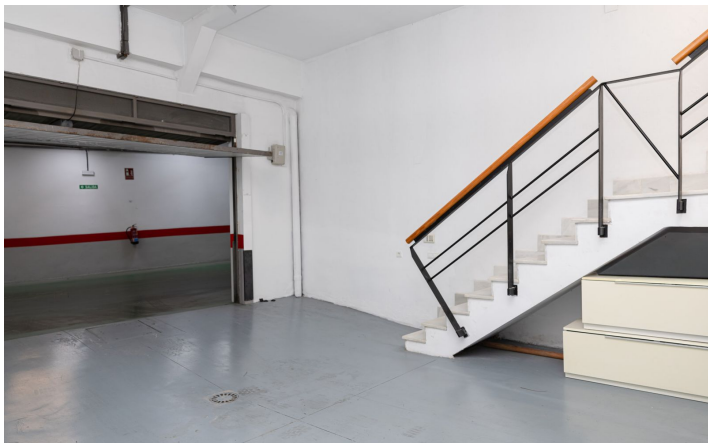


GALLERY









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