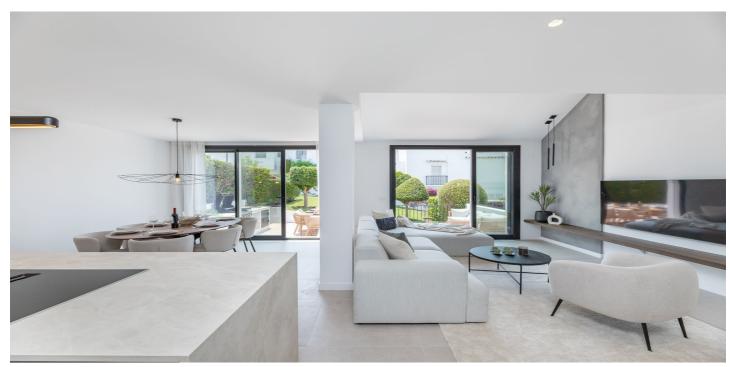


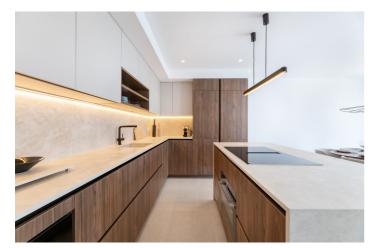


## Rekkehus til salgs i Nueva Andalucía, Marbella

**Referanse:** R5003575 **Soverom:** 3 **Bad:** 3 **Bebygget areal:** 130m<sup>2</sup> **Terrasse:** 70m<sup>2</sup>

# 1 095 000 €











# 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' Il 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 familyfriendly 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!





## Egenskaper:

Funksjoner Nær transport Privat terrasse Ensuite bad Dobbeltvindu Monterte garderober Wifi Padle Tennis Grill Utsikt Basseng Golf Urban

#### Basseng

Kommunal Oppvarmet **Hage** Kommunal

#### Kategori

Feriehus Investering Golf Luksus Videresalg Samtidig

### Orientering Sør Vest Sørvest

Innstilling I nærheten av golf Urbanisering I nærheten av butikker Nær byen Nær skoler Møbler Fullt møblert

Sikkerhet Inngjerdet kompleks 24 timers sikkerhet Inngangstelefon Klimakontroll Klimaanlegg Kald a/c Varm a/c Sentraloppvarming

**Betingelse** Glimrende Nylig renovert

**Kjøkken** Fullt montert

**Parkering** Garasje