

INTERMOBILIARIA



House in Nueva Andalucía – 3 bedrooms – 3 baths

Bedrooms	3	Bathrooms	3	Built	197m2	Plot	0m2
R5003575	property	Nueva Andalucía	895.000€				

Modern Townhouse for Sale in Nueva Andalucía **Due to damage of water pipers, the house is need of some renovation. This is reflected in a significantly reduced price, making it a great investment opportunity for buyers.** This 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'll 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 family-friendly 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!

Barbeque
Ensuite Bathroom
Paddle Tennis

Barbeque
Fitted Wardrobes
Private Terrace

Double Glazing
Near Transport
WiFi