



## Townhouse for sale in Nueva Andalucía, Marbella

895,000 €

Reference: R5003575 Bedrooms: 3 Bathrooms: 3 Build Size: 197m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

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!



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque  
Paddle Tennis

### Views

Pool  
Urban  
Golf

### Pool

Communal  
Heated

### Garden

Communal

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary  
Golf

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage