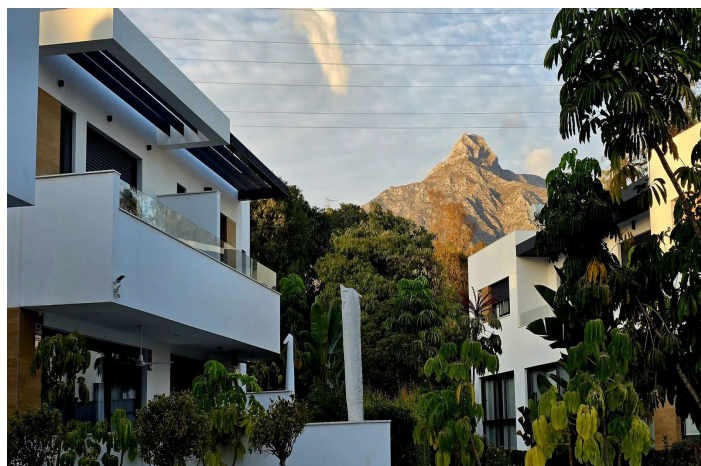




## Townhouse for sale in Nueva Andalucía, Marbella

750,000 €

Reference: R5194195    Bedrooms: 3    Bathrooms: 3    Plot Size: 100m<sup>2</sup>    Build Size: 151m<sup>2</sup>    Terrace: 14m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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.



## Features:

### Features

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

### Views

Garden  
Pool  
Street  
Urban

### Pool

Communal  
Garden  
Communal

### Utilities

Electricity

### Orientation

West

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Luxury  
Golf

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private