

# Townhouse for sale in Nueva Andalucía, Marbella

 $\label{eq:reference: R5060986} \mbox{ Bedrooms: 3 Bathrooms: 3 Build Size: $110m^2$ Terrace: $41m^2$ }$ 

# 795,000€









### Costa del Sol, Nueva Andalucía

Elegant 3-Bedroom Townhouse with Golf & Mountain Views in Gated Nueva Andalucía Community Situated in a secure gated community in the heart of Nueva Andalucía, this fully renovated 3-bedroom, 3-bathroom townhouse offers stylish living in one of Marbella's most sought-after locations. Just a short stroll from the lively Aloha area with its popular bars and restaurants, and within walking distance of Puerto Banús and the beach, this home perfectly combines luxury, comfort, and convenience. Arranged over several levels, the property features contemporary interiors with open-plan living spaces and high-quality finishes throughout. The master and second bedrooms are generously proportioned, while the third bedroom is smaller—ideal as a guest room, children's bedroom, or home office. Each level boasts its own private terrace, providing a seamless indoor-outdoor living experience and offering multiple spaces to relax, dine, or enjoy the sunshine. The highlight is a spacious solarium with panoramic views across the golf course and surrounding mountains—an ideal setting for entertaining or unwinding. Residents benefit from access to a beautifully maintained communal swimming pool and landscaped gardens, all within the safety and privacy of a gated development. This turnkey property is perfectly suited as a permanent residence, stylish holiday home, or a sound investment in the heart of the Costa del Sol.





#### **Features:**

# Features

#### Near Transport **Private Terrace** Storage Room **Ensuite Bathroom** Marble Flooring **Double Glazing Fitted Wardrobes** Solarium WiFi **Fiber Optic** Views Mountain Garden Pool Golf

Pool Communal Garden Communal

Utilities Electricity **Drinkable Water** 

Orientation West South West

Setting Close To Golf **Close To Port** Urbanisation Close To Sea **Close To Shops** Close To Town **Close To Schools** Close To Marina Furniture Optional Security Gated Complex **Electric Blinds** Category Holiday Homes Golf Resale Contemporary

**Climate Control** Air Conditioning

Condition Excellent

Kitchen **Fully Fitted** Parking Street