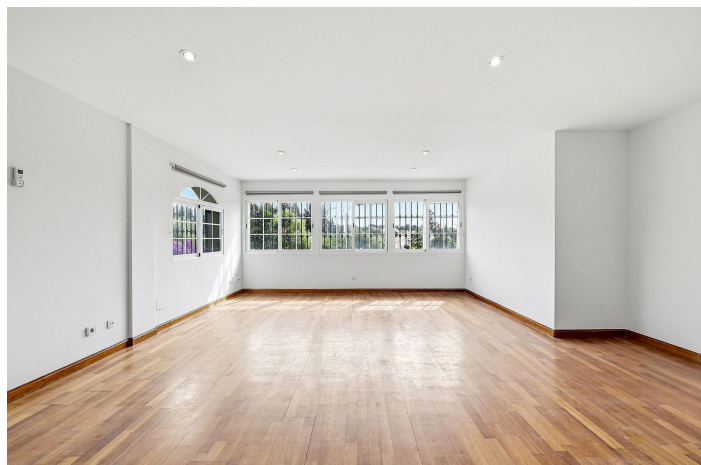




## Townhouse for sale in Nueva Andalucía, Marbella

625,000 €

Reference: R5391193 Bedrooms: 4 Bathrooms: 3 Build Size: 212m<sup>2</sup> Terrace: 5m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Set within the established and highly desirable community of San Javier in Aloha, this 4-bedroom townhouse presents an exceptional opportunity for an end user looking to create a personalised home in one of Nueva Andalucía's most sought-after residential areas.

The property offers generous proportions across three levels, with a practical layout and an abundance of natural light throughout. While the home would benefit from refurbishment and cosmetic modernisation, it provides the perfect blank canvas for a buyer to tailor the space entirely to their own taste and lifestyle, without the compromises often found in fully renovated properties.

The main living areas connect seamlessly, creating an ideal setting for relaxed year-round living and entertaining. Upstairs, the bedrooms are well-sized and functional, while the lower level offers additional flexibility for a guest suite, office, gym or creative space.

Located within a gated community with gardens and a communal pool, the property also benefits from a private double car port and a peaceful residential atmosphere, all just minutes from golf courses, international schools, restaurants and Puerto Banús.

A rare opportunity to secure space, location and potential in Aloha, and gradually transform it into a highly personal and beautifully positioned family residence.



## Features:

### Climate Control

Air Conditioning

### Garden

Communal

### Setting

Close To Golf

Close To Port

Close To Shops

Close To Schools

### Parking

Garage

### Pool

Communal