



## Stadthaus zum Verkauf in Nueva Andalucía, Marbella

**925.000 €**

Referenz: R5014357   Schlafzimmer: 3   Badezimmer: 5   Garten: 258m<sup>2</sup>   Terrasse: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This newly refurbished townhouse in Aloha Pueblo, Nueva Andalucía, offers a prime location just 10 minutes from Puerto Banús and Marbella centre, with easy access to the A-7 coast road. Situated in a peaceful, Spanish-style village, the property is a short drive from beaches, golf courses, and international schools such as Swans and Aloha College. Daily essentials are nearby, with supermarkets, medical centres, and shops within reach. Ideal for families or investors, the home blends convenience with lifestyle, surrounded by outdoor activities like hiking, golf, and beach days. Spanning 158m<sup>2</sup> over three floors, the townhouse blends modern design with abundant natural light. The entrance level features an elegant, open-plan kitchen with a glossy breakfast island (seating for three) and floor-to-ceiling windows that flood the space with sunshine. Adjacent to the kitchen, the sun-filled living/dining area flows seamlessly outdoors, with sliding doors amplifying the bright, airy feel. A guest bedroom with an en-suite bathroom, also on this level, benefits from the same warm, natural light. The primary and second bedrooms downstairs include en-suite bathrooms designed with clean lines and contemporary finishes. The crowning feature is the 100m<sup>2</sup> roof terrace with uninterrupted sunset views over the Golf Valley. Designed for indoor-outdoor living, the terrace's minimalist layout and sun-drenched surfaces make it ideal for relaxing or entertaining. Every level prioritises light and modern simplicity, creating a bright, inviting home. Aloha Pueblo's community vibe is enhanced by its on-site cafes, restaurants, a bank, and a beauty salon. The area is well-connected: Marbella's centre and Puerto Banús are 10 minutes by car, while San Pedro de Alcántara is 15 minutes away. Families benefit from proximity to reputable schools, and the A-7 road links key destinations like Málaga Airport (45 minutes). Outdoor enthusiasts will appreciate nearby golf clubs, beaches, and walking trails. With its combination of tranquillity and accessibility, this townhouse is a practical choice for modern Costa del Sol living. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.



## Eigenschaften:

**Merkmale**

In der Nähe des Transports

Private Terrasse

Badezimmer

Doppelverglasung

W-lan

**Ansichten**

Meer

Berg

Panorama

**Möbel**

Teil eingerichtet

**Orientierung**

Südwesten

**Einstellung**

In der Nähe von Golf

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

**Küche**

Küchenlehre

**Klimakontrolle**

Klimaanlage

Kamin

Zentralheizung

**Zustand**

Exzellent

**Sicherheit**

Gated Complex

24 -Stunden -Sicherheit

Alarmanlage