



# Townhouse for sale in Nueva Andalucía, Marbella

595,000 €

Reference: R5307106 Bedrooms: 3 Bathrooms: 3 Build Size: 208m<sup>2</sup> Terrace: 44m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This stunning 3-bedroom townhouse is for sale in the highly sought-after El Alcornoque urbanisation in Nueva Andalucía, one of Marbella's most prestigious areas. Nestled front line to the renowned Aloha Golf Course, this exclusive development of just 22 units offers privacy, tranquility, and beautifully maintained communal gardens with a refreshing pool.

The townhouse is distributed over several levels and offers generous interior and exterior spaces. On the entrance level, you will find a bright and inviting combined living and dining room featuring an open fireplace and direct access to a south-facing terrace, perfect for enjoying Marbella's year-round sunshine. The fully fitted kitchen is practical and well laid out, complemented by an entrance hall, storage room and a guest toilet on this level.

Upstairs, there are two exceptionally spacious en-suite bedrooms. Originally designed as a three-bedroom property, it can easily be converted back to accommodate a third bedroom if desired. Above this level, the property benefits from a rooftop terrace, providing additional outdoor space with potential for sunbathing, relaxing or entertaining while enjoying the surrounding views.

On the basement level, there is a vast garage and storage area, offering ample space for parking, storage or even a workshop or hobby area.

Located in the heart of Nueva Andalucía, El Alcornoque offers convenient access to luxury amenities, international schools, fine dining, and the vibrant Puerto Banús marina, all while enjoying the peaceful surroundings of this exclusive golf-front community. This townhouse presents a rare opportunity to acquire a spacious, versatile home in one of Marbella's most desirable locations.

NOTE: Currently 2 bedrooms, but originally 3. Can easily be converted back to 3 bedrooms.



## Features:

### Features

Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Solarium

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Garden

Communal

### Climate Control

Air Conditioning  
Fireplace

### Pool

Communal

### Security

Gated Complex

### Views

Mountain

### Kitchen

Partially Fitted

### Parking

Private  
More Than One