



## Townhouse for sale in Nueva Andalucía, Marbella

**1.395.000 €**

Referentie: R5226784 Slaapkamers: 4 Badkamers: 3 Perceelgrootte: 255m<sup>2</sup> Terras: 41m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Newly Reformed House in Aloha Gardens with Panoramic Views Discover the finest residence in Aloha Gardens, a beautifully reformed semi-detached home located in the heart of Nueva Andalucía, Marbella. Set within one of the area's most sought-after urbanisations, this exceptional property blends contemporary luxury, panoramic views, and an unbeatable location just steps from restaurants, cafés, and padel and tennis courts, and only a few minutes' drive from world-class golf courses including Los Naranjos, Aloha, and Las Brisas. The home offers 255 m<sup>2</sup> of built space plus generous terraces, distributed over three elegant floors with a total of 4 bedrooms and 3 bathrooms, all designed to make the most of its south-facing orientation and open terraces that enjoy sunshine from morning to evening. From the ground level onward, you can already enjoy beautiful sea views. On the ground floor, a bright open-plan layout welcomes you with a stylish living area seamlessly connected to a modern Miele-equipped kitchen. Large sliding doors open onto a spacious terrace featuring an outdoor kitchen and a comfortable lounge area—ideal for relaxing or entertaining. This level also includes a guest bedroom and a full bathroom. The first floor is dedicated to the main sleeping quarters. Here you'll find the serene master bedroom with its en-suite bathroom and access to a private terrace furnished with a sofa, fireplace, and sunbed. Two additional guest bedrooms share a well-appointed bathroom, making this level perfect for family or visiting friends. Ascending to the third level, the magnificent rooftop solarium serves as the home's crown jewel. This luxurious space offers a jacuzzi, a sauna, and a fully equipped outdoor kitchen, all set against panoramic views of Nueva Andalucía and the Mediterranean Sea, a spectacular backdrop for both daytime lounging and sunset gatherings. Additional features include Sonos speakers throughout the entire property, including all terraces, as well as two parking spaces, one private and one rented, with the option to extend if needed. The urbanisation itself is impeccably maintained and offers residents access to three beautiful communal swimming pools. Suitable as a permanent residence, a holiday home, or a high-performing rental property for both long- and short-term stays, this is widely considered the best unit in the entire Aloha Gardens development, a rare opportunity in one of Marbella's most desirable neighbourhoods.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	Oosten	Airconditioning
Tillen	zuiden	Koude A/C
Nabij vervoer	West	Warme A/C
Privé Terras		
Dubbele beglazing		
Inbouwkasten		
Zonnebank		
WiFi		
Sauna		
Jacuzzi		
Optische vezel		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dichtbij golfbaan	Uitstekende conditie
Mountain Bekijken	Dichtbij haven	Onlangs gerenoveerd
Weids	Urbanisatie	Onlangs gerenoveerd
Urban Bekijken	Dichtbij zee	
	Dicht bij winkels	
	Dichtbij stad	
	Dichtbij scholen	
	Stad	
	Dichtbij bos	
	Dichtbij jachthaven	
<b>Zwembad</b>	<b>Meubilering</b>	<b>Keuken</b>
Gemeenschappelijk zwembad	Volledig gemeubileerd	Volledig ingerichte keuken
verwarmd zwembad		
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
gemeenschappelijke tuin	Omheind complex	ondergrondse parkeergarage
	24 -uurs beveiliging	garage
	Elektrische rolluiken	More Than One
	Klus	
<b>Voorzieningen</b>	<b>Categorie</b>	
Elektriciteit	Vakantiehuis	
	Investering	
	Golf	
	Luxe	
	Bestaande bouw	
	Modern	