



## Townhouse for sale in Nueva Andalucía, Marbella

**1.395.000 €**

Referenz: R5226784 Schlafzimmer: 4 Badezimmer: 3 Garten: 255m<sup>2</sup> Terrasse: 41m<sup>2</sup>





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## 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Doppelverglasung  
Einstellungsschränke  
Solarium  
W-lan  
Sauna  
Whirlpool

### Ansichten

Meer  
Berg  
Panorama  
Urban

### Pool

Gemeinschaft  
Erhitzt

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

### Orientierung

Ost  
Süden  
West

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe des Waldes  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Elektrische Jalousien  
Sicher

### Kategorie

Ferienhäuser  
Investition  
Golf  
Luxus  
Wiederverkauf  
Zeitgenössisch

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Mehr als eins