



## Townhouse for sale in Nueva Andalucía, Marbella

**1,395,000 €**

Reference: R5226784   Bedrooms: 4   Bathrooms: 3   Build Size: 255m<sup>2</sup>   Terrace: 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	East	Air Conditioning
Lift	South	Cold A/C
Near Transport	West	Hot A/C
Private Terrace		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Sauna		
Jacuzzi		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Excellent
Mountain	Close To Port	Recently Refurbished
Panoramic	Urbanisation	Recently Renovated
Urban	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Forest	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Heated		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Electric Blinds	More Than One
	Safe	
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
	Investment	
	Golf	
	Luxury	
	Resale	
	Contemporary	