Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888

825.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com

Stunning townhouse for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Charming pueblo-style townhouse.
- Local amenities located within the complex and within walking distance.
- Panoramic roof terrace with mountain, golf, and sea views.
- Open-plan living space.
- Rental licence included.
- Ready to move into.

LOCATION

Ideally situated in the heart of the Nueva Andalucía golf valley, surrounded by renowned golf courses such as Aloha Golf and Las Brisas.
The commercial heart of Aloha, with its numerous bars and restaurants, is within easy walking distance. A large nearby supermarket and commercial centre offer a wide choice of dining options and are just a few minutes' drive away.
The route towards Puerto Banús is lined with numerous eateries, supermarkets, and other facilities. Both the bustling town centre and the beach can be reached in approximately a 5-minute drive.
The complex is built in the style of an authentic Andalusian village, featuring charming squares, picturesque lanes, fountains, and colourful flowerbeds and pots.
Within the urbanisation, there are three cosy tapas bars/restaurants where residents and guests can enjoy a relaxed meal.
Furthermore, the gated community benefits from **24/7 security and a communal swimming pool**.
It is also within walking distance of Aloha College (approx. 5 minutes).

THE PROPERTY

In figures:

Built area: 174m²
Terrace area: 55m²
Bedrooms: 3
Bathrooms: 3

Description:

Spacious townhouse in excellent condition, constructed with premium materials and an eye for top-quality finishing.

It is the ideal property for either permanent residency or a holiday home.
South-facing, the property boasts **breathtaking panoramic views of La Concha mountain, the golf valley, and the Mediterranean Sea**.
The house features a **comfortable terrace adjacent to the living area overlooking a charming courtyard**, as well as an **expansive solarium** equipped with an **outdoor kitchen and a chill-out zone**.
Large windows flood the property with abundant natural light, contributing to a bright and airy open interior.
The open-plan living space includes a TV lounge and an integrated dining area. The functional, open kitchen is fully equipped with high-end Bosch appliances.
The property features marble flooring throughout, 3 bedrooms, 3 bathrooms, and a separate guest toilet.
The basement adds nearly 95m² of versatile extra space, complete with an additional bathroom, utility room, generous storage space, and a separate kitchenette.
It is currently arranged as a cosy TV lounge with a fireplace and impressive ceiling heights of 4–5 metres, featuring a mezzanine structure that comfortably accommodates extra guests.
The utility room is also equipped with premium Bosch appliances.
Residents have access to secure and easily accessible communal parking spaces within the complex.

Additional features:
Air conditioning (heating and cooling)
Fireplace
Fitted wardrobes
Double glazing

The property includes a rare, active rental licence within the complex—which is no longer being issued to new applicants in this development. This provides immediate high-yield potential and an excellent investment opportunity.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888 **825.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888

825.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888

825.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888 **825.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com








Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888

825.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Beautiful townhouse with panoramic views for sale within walking distance of amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 174 m² Terrace 55 m² 3 3 Ref. 209888 **825.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.