Costas & Casas
Marbella Real Estate

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Charming townhouse for sale in an Andalusian village-style complex close to amenities in Nueva Andalucía, Marbella

Marbella Area

House - Built 179 m² Terrace 69 m² 3 2 Ref. 212500 826.000 €

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Spanish-style townhouse with spacious rooftop solarium for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Traditional Andalusian pueblo-style townhouse.
- Local amenities are located within the complex and within walking distance.
- Stunning panoramic views over the golf valley, mountains and the Mediterranean Sea.
- Spacious rooftop solarium.
- Move-in ready.

LOCATION

Situated in the heart of Nueva Andalucía's renowned Golf Valley, surrounded by prestigious golf courses including Aloha Golf and Las Brisas.
The Aloha commercial centre, offering a wide selection of restaurants, cafés and everyday amenities, is within easy walking distance.
A large supermarket and an additional shopping centre with a variety of restaurants and shops are just a few minutes' drive away.
Along the road leading to Puerto Banús, you will find an extensive selection of restaurants, supermarkets and other amenities. Both the vibrant marina and the beach can be reached in approximately five minutes by car.
The **gated community has been designed to resemble a traditional Andalusian village, featuring charming squares, picturesque streets, fountains and beautifully landscaped gardens** filled with colourful flowers and Mediterranean plants.
Within the development, residents and visitors can enjoy several inviting tapas bars and restaurants, creating a relaxed Mediterranean atmosphere.
The community also benefits from 24-hour security and a communal swimming pool.
Aloha College is only a five-minute walk away.

THE PROPERTY

In figures:

Built area: 179 m²
Terraces: 69 m² (including a 30 m² rooftop solarium)
Bedrooms: 3
Bathrooms: 2 + guest toilet

Description:

This charming townhouse is presented in excellent condition and has been meticulously maintained.

The property enjoys a west-facing orientation, allowing for abundant afternoon and evening sunshine.
High-quality natural materials have been carefully selected throughout, perfectly complementing the warm Mediterranean character of the home.
Enjoy breathtaking, uninterrupted panoramic views across Nueva Andalucía's Golf Valley, the iconic La Concha mountain and the Mediterranean Sea.
Several outdoor living areas are available, including a covered dining terrace on the main living level, a private terrace adjoining the principal bedroom, and a generous rooftop solarium offering exceptional views.
Traditional French doors with glazed panels create a seamless connection between the interior living spaces and the outdoor terraces.
The welcoming living room features a comfortable sitting area and a separate dining area with direct access to the covered terrace.
The fully fitted independent kitchen is both practical and well equipped.
The property offers three bedrooms, two bathrooms and a separate guest cloakroom.
A practical utility room provides additional convenience.
A private underground parking space is included.

Additional features:
Air conditioning (hot and cold)
Fireplace
Fitted wardrobes
Travertine marble flooring
Double glazing
Sun awnings on the terrace.

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