



## 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:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Double Glazing  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Sauna  
 Jacuzzi  
 Fiber Optic

### Views

Sea Views  
 Mountain  
 Panoramic  
 Urban

### Pool

Communal  
 Heated  
 Garden  
 Communal

### Utilities

Electricity

### Orientation

East  
 South  
 West

### Setting

Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Town  
 Close To Forest  
 Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security  
 Electric Blinds  
 Safe

### Category

Holiday Homes  
 Investment  
 Golf  
 Luxury  
 Resale  
 Contemporary

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent  
 Recently Refurbished  
 Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 More Than One