



Townhouse in Nueva Andalucía

Bedrooms	3	Bathrooms	3	Built	117m2	Plot	250m2
R5465140		Townhouse		Nueva Andalucía		795.000€	

Charming townhouse located in the sought-after Peñablanca community in Aloha - Golf, Nueva Andalucía, one of Marbella's most established residential areas. The property enjoys an excellent location, combining a peaceful setting with the convenience of having shops, restaurants, golf courses and everyday amenities close by. Puerto Banús, Marbella and the surrounding leisure areas are also within easy reach. Distributed over two floors, the townhouse offers 3 bedrooms, 3 bathrooms and a total of 3 terraces, providing a comfortable and practical layout with pleasant outdoor spaces. (Can be easily converted to a 4 bedroom townhouse). The community features beautiful landscaped gardens and a communal swimming pool, creating a private and relaxing environment. The property also includes parking and a storage room. With its desirable location and excellent potential for a stylish contemporary refurbishment, this townhouse is ideal as a permanent residence, holiday home or investment property. A great opportunity in the heart of Nueva Andalucía, offering tranquillity, convenience and easy access to all amenities Marbella has to offer. *Some pictures (with marks) are AI enhanced before/after

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Guest Apartment
Marble Flooring	Near Transport	Paddle Tennis
Private Terrace	Restaurant On Site	Satellite TV
Solarium	Storage Room	Utility Room
WiFi		