



**Property type :** Townhouse

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** West

**Views :** garden

**Parking :** 1 underground parking

**House area :** 151 m<sup>2</sup>

**Plot area :** 100 m<sup>2</sup>

- ✓ ensuite bathroom
- ✓ near transport
- ✓ Golf property
- ✓ Terrace
- ✓ Pre-air conditioning

- ✓ close to shops
- ✓ Close to sea
- ✓ Lift
- ✓ White goods
- ✓ Airconditioning

- ✓ gated complex
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Not furnished

Marbella - Nueva Andalucía  
Modern Semi-Detached Townhouse near Puerto Banús and Aloha College

Located in a recently built gated community, this elegant semi-detached townhouse offers the perfect blend of modern design, comfort, and convenience. Situated just 1.5 km from the world-famous Puerto Banús and within close proximity to Aloha College, golf courses, supermarkets, restaurants, and sports facilities, this home enjoys one of the most sought-after locations in Marbella.

Built in 2020, the property forms part of a stylish development of contemporary townhouses featuring clean architectural lines and exquisite design. Each home has been carefully designed to offer both functionality and sophistication, using top-quality materials and high standards throughout.

The townhouse comprises 3 bedrooms, 2 bathrooms, and a guest toilet, as well as a private terrace and garden or patio area. The interiors feature a spacious living room, fully equipped designer kitchen, porcelain floors (120x60), independent air conditioning, and pre-installation for home automation.

A private garage space for one car is included in the price.

This is a perfect opportunity to own a contemporary home in one of Marbella's most desirable areas — combining exclusivity, comfort, and proximity to all amenities.

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