

## Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 3 Bathrooms | 151 m<sup>2</sup> Interior | 14 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,100 IBI | € 190 Rubish tax | € 1,440 Community fees



### Property Description

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 (120×60), 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. This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
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