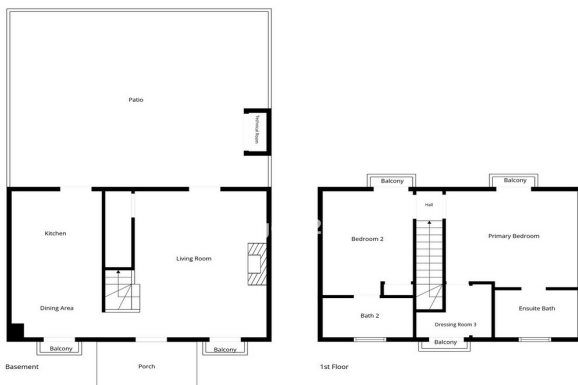




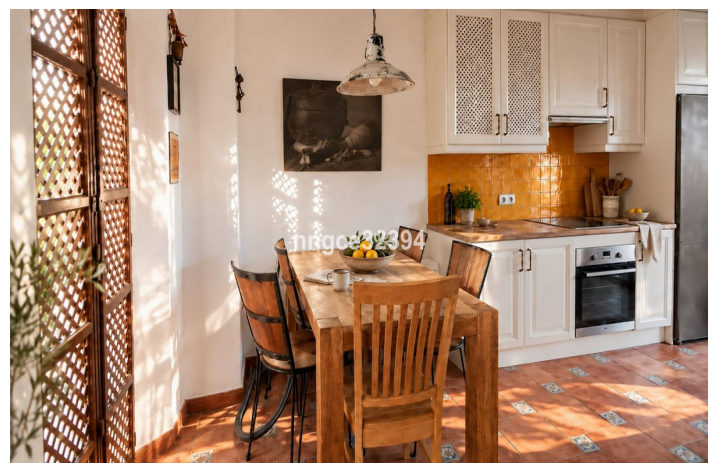
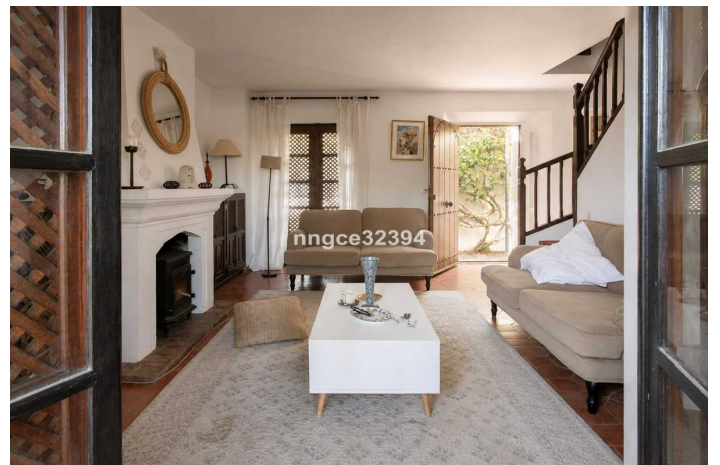
Semi-Detached House for sale in Nueva Andalucía, Marbella

499,000 €

Reference: R5480893 Bedrooms: 2 Bathrooms: 2 Plot Size: 58m² Build Size: 109m² Terrace: 1m²



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Costa del Sol, Nueva Andalucía

Tourist Licenced | Aloha, Nueva Andalucía | Charming 2-Bed Townhouse with Partial Sea Views, Pool, Tennis & Parking

Located near Sierra Park Hotel, between Aloha Golf Club and Los Naranjos Golf Club. Just 6 minutes by car to Manolo Santana Racquets Club and approximately 9 minutes to Puerto Banús, the Golden Mile and the beach.

A charming 2-bedroom, 2-bathroom townhouse with a tourist licence in place, set within El Naranjal, a picturesque gated pueblo-style community in the heart of Nueva Andalucía's Golf Valley.

El Naranjal is far more than a conventional residential complex. Designed around the character and atmosphere of a traditional Andalusian village, the community is known for its whitewashed architecture, cobbled lanes, vibrant orange trees, mature Mediterranean planting and traditional fountains. It offers an authentic sense of Southern Spain - equally appealing as a charming place to call home or as the kind of distinctive Mediterranean setting visitors come to Marbella to experience.

Beautifully maintained tropical and Mediterranean gardens wind throughout the community, creating a peaceful and established setting filled with palms, citrus trees and bougainvillea. Residents also enjoy a large communal swimming pool, private residents' tennis court and communal parking, making El Naranjal particularly appealing both as a permanent home and a Marbella retreat.

The property itself enjoys partial sea views together with attractive outlooks over the surrounding greenery and traditional Andalusian rooftops.

Inside, the home offers a comfortable townhouse layout with plenty of Mediterranean character. The principal suite features a generous walk-in closet, providing excellent storage as well as enough space to potentially be adapted as a nursery, home office, dressing room or other flexible-use area.

The property comprises two bedrooms and two bathrooms, complemented by warm traditional details and an easy indoor-outdoor feel.

The location is one of the property's biggest advantages. Set in Aloha between Los Naranjos Golf Club and Aloha Golf Club, the home is ideally positioned for golf, sports, restaurants and the extensive amenities of Nueva Andalucía, while Puerto Banús and the Golden Mile are only minutes away.

With a tourist licence already in place, this property is an especially appealing option as a Marbella home, holiday retreat or investment opportunity for buyers looking for authentic Andalusian charm, partial sea views, mature gardens and excellent community amenities in one of Nueva Andalucía's most established residential areas.



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Barbeque
WiFi
Fiber Optic
Near Church
Tennis Court
Near Mosque

Views

Sea
Garden
Courtyard

Pool

Communal
Children`s Pool

Garden

Communal
Private
Easy Maintenance

Utilities

Electricity
Drinkable Water
Telephone

Energy Rating

E

Orientation

South

Setting

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

Furniture

Fully Furnished
Optional

Security

Gated Complex

Category

Holiday Homes
Investment
Resale
Golf

Climate Control

Air Conditioning
Fireplace

Condition

Good
Recently Refurbished
Recently Renovated

Kitchen

Fully Fitted

Parking

Private
Communal
Street

CO2 Emission Rating

E