



Townhouse for sale in Nueva Andalucía, Marbella

635,000 €

Reference: R5515855 Bedrooms: 3 Bathrooms: 3 Plot Size: 250m² Build Size: 117m² Terrace: 30m²





Costa del Sol, Nueva Andalucía

INVESTMENT OPPORTUNITY IN PEÑABLANCA – ALOHA GOLF, NUEVA ANDALUCÍA

Excellent investment opportunity in one of Marbella's most desirable residential locations.

Located in the sought-after Peñablanca community in Aloha Golf, Nueva Andalucía, this townhouse offers an attractive opportunity for investors looking to acquire a property with significant renovation and value-add potential.

The property features 3 bedrooms, 3 bathrooms, 117 m² built, three terraces and the possibility of being converted into a 4-bedroom townhouse, creating additional flexibility and enhancing its appeal in the resale market.

Distributed over two floors, the townhouse presents an excellent opportunity for a contemporary refurbishment, allowing investors to transform the existing property into a stylish modern home in a prime Marbella location.

The exclusive residential community offers beautifully maintained gardens, a communal swimming pool, parking and a storage room. Its strategic location provides convenient access to Aloha Golf, Puerto Banús, Marbella, restaurants, shops and other essential amenities.

Key Investment Highlights:

- Prime location in Aloha Golf, Nueva Andalucía.
- Attractive renovation and resale potential.
- Possibility of converting the property from 3 to 4 bedrooms.
- Three terraces and excellent outdoor living spaces.
- Established residential community with landscaped gardens and swimming pool.
- Strong appeal for the luxury residential and holiday-home markets.

A compelling opportunity for investors, property developers and buyers seeking a renovation project with potential for capital appreciation in the heart of Marbella's Golf Valley.



Features:

Features

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

Views

Sea
Mountain
Panoramic
Garden
Pool
Street
Golf

Pool

Communal
Room for Pool
Children`s Pool

Garden

Communal
Private

Utilities

Electricity

Orientation

East
South
West
South East
South West

Setting

Commercial Area
Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Close To Marina
Frontline Golf
Close To Forest

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone
Safe

Category

Holiday Homes

Climate Control

Air Conditioning
Pre Installed A/C
Cold A/C
Hot A/C
Fireplace

Condition

Good
Fair

Kitchen

Fully Fitted

Parking

Garage
Private
More Than One
Communal
Covered
Open
Street



Drinkable Water

Investment

Bargain

Golf