



## Townhouse for sale in Nueva Andalucía, Marbella

**1,175,000 €**

Reference: R5056648   Bedrooms: 3   Bathrooms: 2   Plot Size: 315m<sup>2</sup>   Build Size: 257m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

A large townhouse located in the popular urbanisation of La Niña, Aloha Golf. The entrance has a nice feeling of privacy, almost like a villa that takes you to the hall of the property. From here you enter to the large family kitchen with a generous dining area and with all appliances you could ask for, from here you have access to a patio that leads you into what is today the laundry and extra storage area ( could be converted into a 4th bedroom) . Half a floor up you have the master suite with its own office, large walking wardrobe and bathroom suite leading out onto a private terrace. Another half a floor up you have the 2 guest bedrooms sharing a family bathroom. The livingroom is situated on the groundfloor with a spacious glassed in terrace with direct access to the garden, the light "shaft" that goes through the property gives plenty of light and character. The house was completely reformed in 2008 with the bathrooms being re-fitted in 2022. A very classy property in a privileged area that has to be seen to fully appreciated.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Utility Room

### Views

Sea  
Mountain  
Garden  
Golf  
Street

### Pool

Communal

### Parking

Covered

### Orientation

South

### Setting

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

### Furniture

Not Furnished

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted  
Kitchen-Lounge