



# Herenhuis te koop in Nueva Andalucía, Marbella

Prijs: 876.000 €

Referentie: LS50189 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 0m<sup>2</sup> Perceelgrootte: 179m<sup>2</sup> Terras: 69m<sup>2</sup>





## Plaats: Nueva Andalucía

A rare opportunity to own a multi-level townhouse in one of the Costa del Sol's most beloved communities, complete with sweeping views of the Nueva Andalucía golf valley, La Concha mountain, and a spectacular 30 m<sup>2</sup> rooftop terrace. An added bonus is the designated underground parking space, a commodity that alone commands upwards of €45,000 in the Pueblo.

Step through the charming cobblestone street entrance onto the main living floor, where a warm, characterful home immediately welcomes you. To the right, a separate kitchen impresses with its wooden countertops and a traditional feel that perfectly complements the Andalusian surroundings. The open living and dining area flows naturally towards a covered terrace, ideal for al fresco dining, with lovely views over the golf valley and the mountains beyond. A cosy fireplace makes this the perfect year-round retreat.

Upstairs, the master suite offers its own generous bathroom and steps out onto a fully private uncovered terrace. The elevated position here noticeably amplifies the already beautiful panoramic views. From here, a staircase leads to the crown of the home: a 30 m<sup>2</sup> rooftop solarium with far-reaching panoramic views over the Nueva Andalucía golf valley and mountains, a space made for sundowners and long Mediterranean evenings.

On the lower floor, two generous bedrooms with fitted wardrobes share a newly renovated bathroom. A separate guest toilet and a practical laundry room round out the layout, thoughtfully designed for comfortable everyday living.

### About Aloha Pueblo

Designed as a traditional Andalusian village, Aloha Pueblo blends colourful facades, cobblestone streets, and quaint plazas with modern comfort and 24-hour security, creating a genuinely rare sense of community on the Costa del Sol. Within the complex itself you'll find restaurants, bars, and a hairdressing salon, while its elevated position provides lovely views over the Nueva Andalucía valley. Golf enthusiasts will appreciate the proximity to some of Marbella's finest courses, including Aloha Golf, Las Brisas, and Los Naranjos, while the vibrant lifestyle of Puerto Banús is just a five-minute drive away.

This is pueblo living at its finest, walkable, social, and steeped in Andalusian character, yet minutes from everything the Costa del Sol has to offer.

## Kenmerken:

### Functies

Nabij transport  
Satelliet TV  
Ensuite badkamer

### Keer bekeken

Zee  
Berg  
Panoramisch  
Golf  
Straat

### Pool

Gemeenschappelijk

### Parkeergelegenheid

Privaat

### Oriëntatie

West

### Instelling

Dicht bij golf  
Dicht bij de poort  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen

### Meubilair

Niet ingericht  
Optioneel

### Energiebeoordeling

E

### Klimaatcontrole

Airconditioning  
Haard

### Voorwaarde

Uitstekend

### Beveiliging

Alarmsysteem

### CO2 -emissierating

E