

Sales - House - Marbella
795.000€

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Ref.-ID: MIBGR5465140

Marbella

House



3



3



117 m2



250 m2

Charming townhouse located in the sought-after Peñablanca community in Aloha, Nueva Andalucía, one of Marbella's most established residential areas. The property enjoys an excellent location, combining a peaceful setting with the convenience of having shops, restaurants, golf courses and everyday amenities close by. Puerto Banús, Marbella and the surrounding leisure areas are also within easy reach. Distributed over two floors, the townhouse offers 3 bedrooms, 3 bathrooms and a total of 3 terraces, providing a comfortable and practical layout with pleasant outdoor spaces. The community features beautiful landscaped gardens and a communal swimming pool, creating a private and relaxing environment. The property also includes parking and a storage room. With its desirable location and excellent potential for a stylish contemporary refurbishment, this townhouse is ideal as a permanent residence, holiday home or investment property. A great opportunity in the heart of Nueva Andalucía, offering tranquillity, convenience and easy access to all amenities Marbella has to offer.

Setting ✓ Commercial Area ✓ Close To Golf ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation	Orientation ✓ East ✓ South East ✓ South ✓ South West ✓ West	Condition ✓ Good ✓ Fair	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Pre Installed A/C ✓ Hot A/C ✓ Cold A/C ✓ Fireplace	Views ✓ Sea ✓ Mountain ✓ Golf ✓ Panoramic ✓ Garden ✓ Pool ✓ Street
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Satellite TV ✓ Guest Apartment ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Barbeque ✓ Double Glazing ✓ Fiber Optic	Furniture ✓ Part Furnished	Kitchen ✓ Partially Fitted	Garden ✓ Communal ✓ Private	Security ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone	Parking ✓ Garage ✓ Street ✓ More Than One ✓ Private
Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Golf ✓ Holiday Homes ✓ Investment				