Townhouse in Nueva Andalucía

€645,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 3 | Plot: 200 m² | Built: 117 m² | Terrace: 30 m²









Overview

INVESTMENT OPPORTUNITY IN PEÑABLANCA – ALOHA GOLF, NUEVA ANDALUCÍA

Excellent investment opportunity in one of Marbella's most desirable residential locations - GATED COMUNITY PEÑABLANCA

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.

Amenities

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

Orientation: East Facing, South East Orientation, South Facing, South West Orientation, West Facing

Condition: Good Condition, Fair Condition

Pool: Communal Pool, Room For Pool, Childrens Pool

Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, Fireplace

Views: Sea Views, Mountain Views, Golf Views, Panoramic Views, Garden Views, Pool Views, Street Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Paddle Tennis, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Barbeque, Double Glazing, Restaurant On Site, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Private Garden

Security: Gated Complex, Entry Phone, Alarm System, 24 Hour Security, Safe

Parking: Garage, Covered Parking, Open Parking, Street Parking, Multiple Parking Spaces, Communal Parking, Private Parking, EV charge point

Utilities: Electricity, Drinkable Water

Category: Bargain, Golf, Holiday Homes, Investment

Taxes & Fees

IBI: €678 per year
Rubbish: €160 per year

Contact

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