



MARBELLA  
C R I B S  
G R O U P

## Modern 3 Bedroom Townhouse with Views in Aloha, Nueva Andalucia

1.195.000€



**Ref**  
MCG1305

**Beds**  
3

**Baths**  
3

**Plot**  
240 m<sup>2</sup>

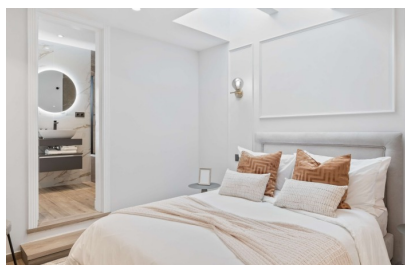
**Built**  
157 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1305
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Plot</b>	240 m <sup>2</sup>
<b>Built</b>	157 m <sup>2</sup>
<b>Terrace</b>	84 m <sup>2</sup>
<b>Price</b>	1.195.000€
<b>Location</b>	Aloha





## About this property

"Peña Blanca", a masterfully renovated townhouse, is nestled in the heart of charming Nueva Andalucia, Aloha. Built in 1983 and impressively reimaged in 2023, this stylish townhouse offers 157 sqm of luxurious living space across two floors, set on a 240 sqm plot. Priced at €1.295.000, it boasts three bedrooms, three bathrooms and 84 sqm of terrace space, effortlessly blending classic charm with modern amenities to create a warm, inviting, and upscale home.

The property resides within a gated urbanization, ensuring peace, privacy, and security. The community also features a communal pool for its residents. Uniquely positioned in the Aloha area of Nueva Andalucia, it offers unparalleled proximity to an outstanding golf course and a well-loved restaurant, both within walking distance. The renowned Aloha College is also within easy reach. Shops can be accessed within a five-minute drive, and the sparkling beaches of Andalucia are less than ten minutes away by car. Puerto Banus, known for its luxury marina and shopping, is a short drive away. The east and west orientation allows residents to enjoy panoramic views of the iconic La Concha mountain.

Upon entering Peña Blanca, you are greeted by a spacious and welcoming area with potential for additional storage. A well-appointed bathroom also resides on this level. The first en suite bedroom is neatly tucked away at the end of a light-filled hallway leading into the heart of the home - an open-concept living, dining, and kitchen space. The living area opens to a generous terrace, complete with a lounge and dining area perfect for al fresco meals. Ascend to the second level to find two more en suite bedrooms, the master boasting an expansive terrace offering stunning views of La Concha.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)





