

# ALL IN

real estates



## Townhouse in Aloha

Bedrooms **3** Bathrooms **3** Built **260m2** Plot **0m2**

**R4937986** **Townhouse** **Aloha** **1.250.000€**

Luxury Townhouse in Nueva Andalucía/ Aloha – Prime Location and Amenities This beautiful 3-bedroom, 3.5-bathroom south-facing townhouse offers 240 m<sup>2</sup> of living space in a tranquil, lush area of Nueva Andalucía, near the renowned Aloha Golf Marbella. Renovated with high-quality finishes, this property is in pristine condition, offering a perfect blend of comfort, luxury, and convenience. The urbanization is one of the most desirable in Marbella, boasting exceptional amenities and a fantastic location close to Aloha College, Mercadona supermarket, the beach, and hotspots like Puente Romano and Puerto Banús. The Urbanization consists of 42 townhouses in total, from which this property is located first line golf. Property Highlights: \* Spacious and Bright: South-facing orientation with partial garden and sea views. \* Renovated with Quality: Solid construction, spacious rooms, and modern high-quality materials. \* Private Solarium: Offers the option to build a plunge pool, a feature already implemented in other townhouses within the urbanization. \* Large Private Garage: Ample space for 2 cars and additional room to create a home gym or small spa. Urbanization Amenities: \* 2 communal pools \* Tennis court \* Small driving range for practicing your golf swing \* Beautiful surroundings with fruit and lemon trees \* A popular hiking path just around the corner \* Upgraded Utilities \* Impeccable Condition: The property has never been rented out, ensuring it remains in pristine shape. \* Furniture Optional: Buyers have the flexibility to customize the home to their taste. \* This home stands out from new builds thanks to its solid

construction, spacious interiors, and the well-established gardens of the community. Whether you're looking for a permanent residence or a holiday escape, this property offers everything you need to enjoy the Marbella lifestyle to its fullest.

Barbeque  
Double Glazing  
Fitted Wardrobes  
Satellite TV  
WiFi

Barbeque  
Ensuite Bathroom  
Marble Flooring  
Solarium

Covered Terrace  
Fiber Optic  
Private Terrace  
Tennis Court