



Townhouse for sale in Aloha, Marbella

 $\label{eq:reference: R5062117} \begin{array}{ccc} \mbox{Bedrooms: 4} & \mbox{Bathrooms: 3} & \mbox{Build Size: } 223m^2 \end{array}$

750,000 €















Costa del Sol, Aloha

4 Bedrooms | 3 Bathrooms | 223 m² Welcome to this beautifully renovated townhouse in the heart of Aloha, Nueva Andalucía - one of Marbella's most desirable residential areas. Ideally situated in a secure gated community with surveillance, the property is just a short walk from shops, restaurants, golf courses, and international schools, and only minutes from Puerto Banús and the beach. Spread across three levels and offering a total built area of 223 m², this stylish home features four bedrooms and three modern bathrooms. One of the most valuable features is the independent guest apartment with its own private entrance, kitchenette, and bathroom – perfect for guests, extended family, or generating rental income. While the property does not include a private terrace, balcony, or outdoor space, residents enjoy access to a beautifully maintained communal garden, ideal for relaxing or enjoying the sunshine in a peaceful setting. This home also includes a private assigned parking space in the underground garage, as well as access to communal extra parking within the gated community -a rare advantage in this area. Offered fully furnished and move-in ready, the property is equipped with: Air conditioning and central heating Underfloor heating in bathrooms Fitted wardrobes and elegant stone flooring Modern glass finishes and excellent natural light Fully equipped kitchen and separate laundry/storage rooms Fibre optic internet Tastefully renovated in 2024, this home is ideal for both yearround living and investment. Key Features Independent guest apartment with rental potential Gated community with surveillance Private assigned garage parking + communal extra parking Community fee: €100/month IBI: €1,266/year | Garbage tax: €93/year Prime location in Nueva Andalucía, Marbella





Features:

Features Near Transport Storage Room Fitted Wardrobes WiFi Guest Apartment Fiber Optic Views Garden

Pool Communal

Garden Communal

Utilities Drinkable Water Telephone

Orientation South

Setting Close To Golf Close To Port Close To Sea Close To Shops Close To Town Close To Schools Furniture Fully Furnished

Security Gated Complex 24 Hour Security Alarm System **Climate Control** Air Conditioning Central Heating U/F/H Bathrooms

Condition Recently Renovated

Kitchen Partially Fitted Kitchen-Lounge Parking Private