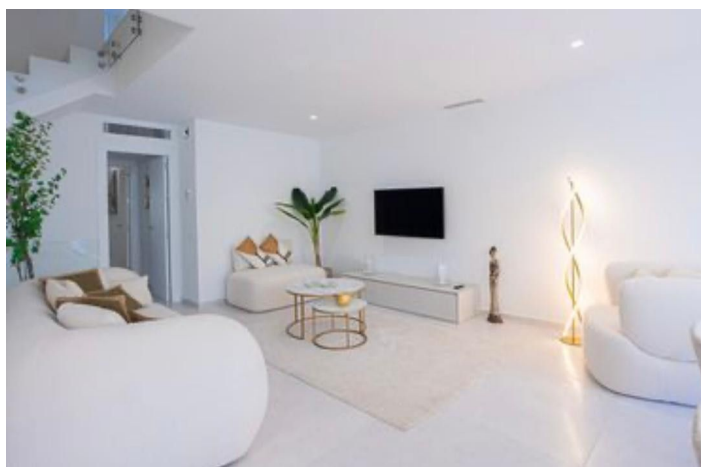




## Townhouse for sale in Aloha, Marbella

750.000 €

Reference: R5062117 Bedrooms: 4 Bathrooms: 3 Build Size: 223m<sup>2</sup>





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## Costa del Sol, Aloha

4 Bedrooms | 3 Bathrooms | 223 m<sup>2</sup> 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 m<sup>2</sup>, 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 year-round 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:

### Caratteristiche

Vicino ai mezzi di trasporto

Ripostiglio

Armadi a muro

Wifi

Appartamento ospiti

Fibra ottica

### Viste

Giardino

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Acqua potabile

Telefono

### Orientamento

Sud

### Collocamento

Vicino al golf

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

Sicurezza 24 ore

Sistema di allarme

### Climate Control

Aria condizionata

Riscaldamento centrale

Riscaldamento a pavimento nei bagni

### Condizione

Recentemente rinnovato

### Cucina

Completamente attrezzata

LOUNGE CUSCINE

### Parcheggio

Privato