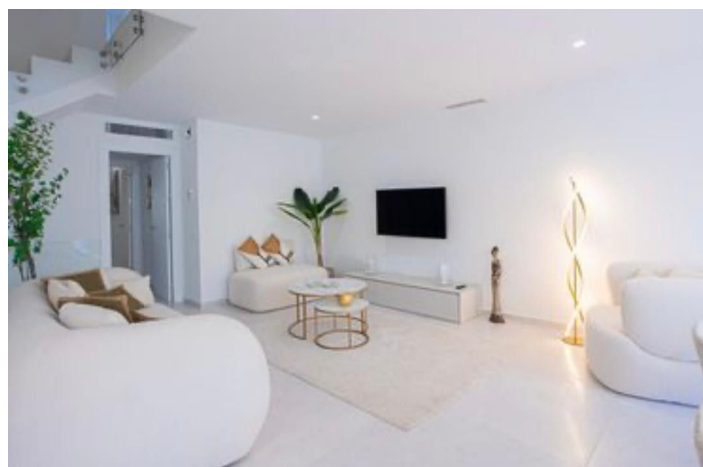




## Townhouse for sale in Aloha, Marbella

750 000 €

Référence: R5062117    Chambres: 4    Bain: 3    Construite: 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



## Spécification:

### Caractéristiques

Près du transport  
Salle de stockage  
Armoires ajustées  
Wifi  
Appartement  
Fibre optique

### Vues

Jardin

### Piscine

Communautaire

### Jardin

Communautaire

### Services publics

Eau potable  
Téléphone

### Orientation

Sud

### Paramètre

Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme

### Climatisation

Climatisation  
Chauffage central  
Salles de bain U / F / H

### Condition

Récemment rénové

### Cuisine

Partiellement ajusté  
Cloison

### Parking

Private