



# Townhouse for sale in Alhaurín el Grande, Alhaurín el Grande

**399,000 €**

Reference: R5153131   Bedrooms: 3   Bathrooms: 3   Build Size: 145m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín de la Torre

Located within the sought-after urbanisation of Alhaurín Golf, on the south side of Alhaurín el Grande, this beautiful townhouse offers the perfect balance between tranquil living and excellent access. Just a seven-minute drive from the village and with easy connections to Fuengirola, Mijas, and the surrounding coastal hotspots, the location is both convenient and desirable. The property is presented in excellent condition, having recently benefited from several upgrades by the current owners, including a stylish open-plan kitchen and modernized bathrooms. Distributed over two floors, the layout is both practical and inviting: Main floor: Bright living room with an electric feature fireplace and direct access to a private 17m<sup>2</sup> terrace boasting lovely mountain views. On this level you will also find the fully fitted open-plan kitchen and a guest cloakroom. Upper floor: Three double bedrooms with built-in wardrobes, including the master bedroom with en-suite bathroom. The two additional bedrooms share access to a sunny terrace, and there is also a modern family bathroom. Additional features include air conditioning throughout, plenty of natural light, and a great sense of privacy. The community is well-maintained all year round, with beautiful garden areas and a communal swimming pool. The monthly community fee is €123. The property also comes with a private allocated street parking space, with further on-street parking available. This is a wonderful home, ideal as a family residence, holiday retreat, or rental investment. For further details or to arrange a viewing, please contact us. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Near Transport		Fireplace
Private Terrace		
Ensuite Bathroom		
Views	Setting	Condition
Mountain	Close To Golf	Excellent
Garden	Urbanisation	
Pool	Furniture	<b>Kitchen</b>
Communal	Optional	Fully Fitted
Garden	Parking	<b>Utilities</b>
Communal	Private	Electricity
Landscaped	Open	Drinkable Water
	Street	
Category		
Golf		