



**Beautifully renovated townhouse for sale frontline Aloha Golf in Nueva Andalucia, Marbella**

Marbella Area

🏠 House - 🏡 Built 227 m<sup>2</sup> 🏠 Terrace 46 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 184300

🏠 1.650.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Ready to move into, contemporary renovated townhouse for sale in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Frontline Aloha golf.
- Prime location just a stone's throw from amenities.
- Private garden directly adjacent to the golf course.
- Recently stylishly and warmly renovated.
- Open plan living space.
- Move in ready.

### THE LOCATION

Situated in a gated and well-maintained urbanisation **directly adjacent to the golf course of Aloha Golf**. A short drive from several prestigious golf courses including Las Brisas, Los Naranjos and La Quinta Golf. Just a few minutes' drive to Puerto Banus and the beach. Residents of the complex enjoy access to a communal swimming pool and well-maintained communal gardens.

### THE TOWNHOUSE

#### In figures:

Built area: 273m<sup>2</sup>  
Built area interior: 227m<sup>2</sup>  
Terrace area: 46m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilets: 2

#### Description:

**Townhouse with a timeless, Mediterranean charm.**  
Renovated using superior materials and finishes.  
Facing west.  
You can enjoy a **magnificent view of the green fairways and the La Concha Mountain.**

From the ground floor you have **access to a covered terrace and a private garden that flows seamlessly into the Aloha golf course.**

The open layout and large sliding windows ensure a dynamic interior in which natural daylight is used to the maximum.

The living room is divided into a cozy lounge area and an integrated dining area.

The **new kitchen** exudes elegant simplicity and design-oriented comfort with Siemens appliances and a breakfast bar.

**4 bedrooms, 4 bathrooms and 2 separate guest toilets.**

Large format cream tiled floors.

Indoor garage for 1 car.

Other features:

Air conditioning for cooling and heating.

Fireplace.

Custom built-in wardrobes.

LED lighting.

Double glazing.

Awnings.

Alarm system.



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