



## Townhouse for sale in Aloha, Marbella

629,000 €

Reference: R5507254 Bedrooms: 2 Bathrooms: 2 Build Size: 142m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Aloha

Charming Frontline Golf Townhouse in Aloha, Nueva Andalucía \*Touristic License\*

Set in a sought-after position adjacent to the prestigious Aloha Golf Course, this recently renovated two-bedroom townhouse combines modern living with the timeless charm of a traditional Andalusian-style development.

The property forms part of a beautifully maintained, gated community, surrounded by mature communal gardens and offering a well-kept swimming pool, tennis courts and paddle courts. The peaceful setting provides a relaxed Mediterranean atmosphere, while remaining close to all the amenities of Nueva Andalucía.

The townhouse has been thoughtfully renovated to create a bright and stylish home. The sleek, fully equipped American-style kitchen opens into the bright open-plan living and dining area, creating a welcoming space for both everyday living and entertaining. Large patio doors flood the room with natural light and open onto the terrace and gardens beyond, creating a seamless connection between indoor and outdoor living and an ideal setting for alfresco dining.

Set over two levels, the townhouse offers a well-designed and comfortable layout. The ground floor features a spacious twin bedroom with en-suite bathroom, while the upper floor is dedicated to the generous master suite, complete with its own en-suite bathroom and two private terraces. One terrace enjoys beautiful open views across the golf course extending down to the Sea, while the second overlooks the beautifully maintained communal gardens, providing a peaceful and private setting for relaxing.

The property also offers potential to create a third bedroom by enclosing or extending onto one of the upper terraces, subject to the necessary planning permissions and approvals. A number of neighbouring properties have already undertaken similar extensions, highlighting the potential to further enhance the living space and value of the property.

Ideally located, the property is close to Aloha's renowned restaurants, cafés, shops, international schools and golf facilities. Puerto Banús and Marbella's beaches plus the wider amenities of the Costa del Sol are all within easy reach.

A charming and versatile home offering the perfect balance of golf-side living, Andalusian character and modern comfort, ideal as a permanent residence, stylish holiday home or investment.

Features:

Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Fiber Optic  
Near Church  
Solarium  
Tennis Court  
Paddle Tennis

Views

Sea  
Panoramic  
Garden  
Golf

Pool

Communal  
Heated

Garden

Communal

Utilities

Electricity  
Drinkable Water

Orientation

South

Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Country

Furniture

Optional

Security

Gated Complex

Category

Holiday Homes  
Investment  
Golf

Climate Control

Air Conditioning  
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Private  
Communal