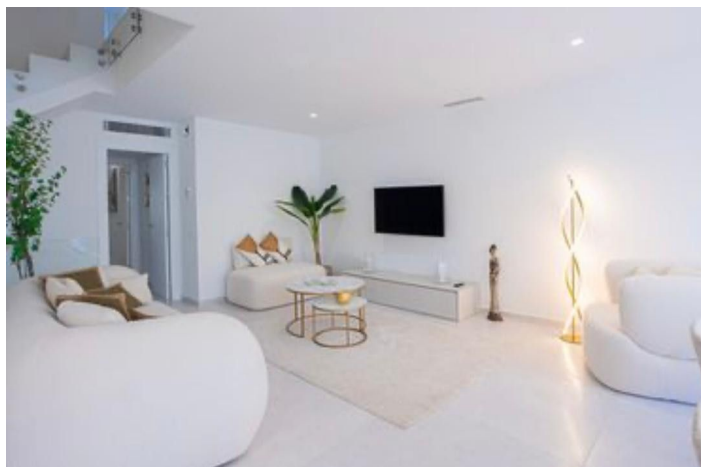




## Townhouse for sale in Aloha, Marbella

695,000 €

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





## 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 — a prime location within walking distance to shops, restaurants, golf courses, international schools, and just minutes from Puerto Banús and the beach. This is Marbella living at its most convenient and elegant. Set within a secure gated community with surveillance, this spacious 223 m<sup>2</sup> home is spread across three levels and features four bedrooms and three modern bathrooms. One of its standout features is the independent guest apartment with its own private entrance, kitchenette, and full bathroom — ideal for visitors, extended family, or as a rental opportunity to generate additional income. Enjoy tranquil garden views, a nearby playground, and the comfort of a communal garage with two parking spaces. The property is offered fully furnished and includes air conditioning, central heating, underfloor heating in the bathrooms, fitted wardrobes, stone flooring, and stylish glass finishes throughout. The main house offers a fully equipped kitchen, separate laundry and storage rooms, fibre optic internet, and all the essentials for modern living. With its thoughtful layout, tasteful renovation (2024), and unbeatable location, this townhouse is perfect for both year-round living and investment. Key Features Independent guest apartment with kitchenette – ideal for rental Walking distance to all amenities Gated community with surveillance Fully furnished and move-in ready Community fee: €100/month IBI: €1,266/year Garbage tax: €93/year Located in Marbella's most desirable residential area – Nueva Andalucía



## Features:

### Features

Near Transport  
Storage Room  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Fiber Optic

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Drinkable Water  
Telephone

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Climate Control

Air Conditioning  
Central Heating  
U/F/H Bathrooms

### Condition

Recently Renovated

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Communal  
More Than One