



## Geschakelde Woning te koop in Aloha, Marbella

695.000 €

Referentie: R5062117 Slaapkamers: 4 Badkamers: 3 Perceelgrootte: 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 – 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



## Kenmerken:

### Extra's

Nabij vervoer  
Berging  
Inbouwkasten  
WiFi  
Gasten appartement  
Optische vezel

### Uitzicht

Garden Views

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Drinkwater  
Telefoon

### Zonorientatie

zuiden

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem

### Klimaatbeheersing

Airconditioning  
Centrale verwarming  
Vloerverwarming Badkamers

### Huidige Staat

Onlangs gerenoveerd

### Keuken

Gedeeltelijk ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

Gemeenschappelijk Parking  
More Than One