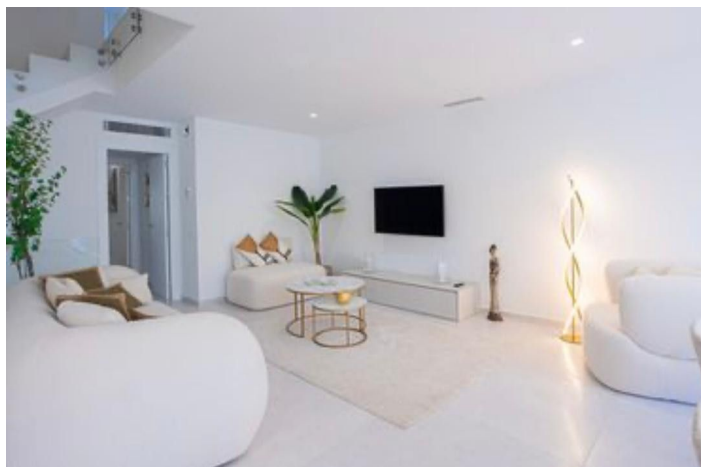




## Rækkehus til salg i Aloha, Marbella West

750.000 €

Reference: R5062117   Soveværelser: 4   Badeværelser: 3   Byg Størrelse: 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 — one of Marbella's most desirable residential areas. Ideally situated in a secure gated community with surveillance, the property is just a short walk from shops, restaurants, golf courses, and international schools, and only minutes from Puerto Banús and the beach. Spread across three levels and offering a total built area of 223 m<sup>2</sup>, this stylish home features four bedrooms and three modern bathrooms. One of the most valuable features is the independent guest apartment with its own private entrance, kitchenette, and bathroom — perfect for guests, extended family, or generating rental income. While the property does not include a private terrace, balcony, or outdoor space, residents enjoy access to a beautifully maintained communal garden, ideal for relaxing or enjoying the sunshine in a peaceful setting. This home also includes a private assigned parking space in the underground garage, as well as access to communal extra parking within the gated community — a rare advantage in this area. Offered fully furnished and move-in ready, the property is equipped with: Air conditioning and central heating Underfloor heating in bathrooms Fitted wardrobes and elegant stone flooring Modern glass finishes and excellent natural light Fully equipped kitchen and separate laundry/storage rooms Fibre optic internet Tastefully renovated in 2024, this home is ideal for both year-round living and investment. Key Features Independent guest apartment with rental potential Gated community with surveillance Private assigned garage parking + communal extra parking Community fee: €100/month IBI: €1,266/year | Garbage tax: €93/year Prime location in Nueva Andalucía, Marbella



## Funktioner:

### Funktioner

I nærheden af transport  
Opbevaringsrum  
Monterede garderober  
Wifi  
Gæstelejlighed  
Fiberoptik

### Synspunkter

Have

### Pool

Kommunal

### Have

Kommunal

### Hjælpeprogrammer

Drikkeligt vand  
Telefon

### Orientering

Syd

### Indstilling

Tæt på golf  
Tæt på havn  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem

### Klimakontrol

Aircondition  
Centralvarme  
U/f/h badeværelser

### Tilstand

For nylig renoveret

### Køkken

Delvist monteret  
Kitchen-lounge

### Parkering

Privat