



# Townhouse for sale in Alhaurín Golf, Alhaurín el Grande

369,000 €

Reference: R5309842 Bedrooms: 2 Bathrooms: 3 Build Size: 120m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín Golf

### Fabulous and Unique Alhaurín Golf Townhouse

An opportunity to purchase a generously sized, three floors, two, (possibly three bedrooms with an addition), two and half bathroom townhouse with three terraces and a separate solarium. This could be the end of the search looking for your dream home.

Clearly well-loved and maintained by its current and sole owners, this updated and reformed property is move in ready. Of interest will be the location of the townhouse itself. Firstly, as it's an end-terrace that provides additional light and privacy. Second, as the property is extremely well situated with easy access. Three, that there is an underground parking space and lastly, that the community, resort style pool is without any doubt, the finest any community complex Alhaurín Golf has to offer.

The property comprises of a large open plan dining and living floor leading to a bright and warm dining terrace with views overlooking the Alhaurín El Grande mountains and the sought after golf course with lake views.

Off the dining and living room, there is modern, fully reformed kitchen, fitted with new appliances, unusually fitted with two windows, offering garden and communal area views. Opposite the kitchen you will find a convenient downstairs toilet and optional storage space below the staircase.

The attractive staircase leads to the two upper floors. The middle floor is where you will find a rather large, primary bedroom with newly reformed ensuite. The primary bedroom boasts a useful and sizeable private terrace with far-reaching views of the golf course. Additionally, there is a generous family bathroom and second bedroom, also with a terrace, this time with mountain views.

Moving to the upper floor, there is a usable landing area that the current owners use as an office. This is where you could look to increase the size of the upper, solarium area with a third bedroom, subject to planning and additional cost. Stepping out to the solarium terrace, you will be greeted by the stunning views and usable, large surface area suitable for conversion, sunbathing, perfect for a hot tub or alfresco dining.

The property is upgraded with quality windows and newly updated air conditioning throughout. The entire outdoor terrace floors have been retiled, plus the previously mentioned kitchen and bathroom reformation and upgrades.

Alhaurín Golf is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are several beaches and golf courses within a 20-minute drive and an extensive number of restaurants in the local vicinity. Alhaurín Golf itself was designed by Severiano Ballesteros and is deemed a true test of golf.

Given the size, location and flexibility of the rooms and space overall, this is a property that could serve equally as a lock-up and leave holiday home, for investment-long term rental or as a permanent living, family home and is without question, worthy of your time and consideration.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Fiber Optic

### Views

Mountain  
Country  
Garden  
Pool  
Golf  
Lake  
Forest

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
South East  
North East

### Setting

Close To Golf  
Urbanisation  
Mountain Pueblo  
Close To Forest

### Furniture

Part Furnished

### Security

Alarm System

### Category

Holiday Homes  
Investment  
Golf  
Resale

### Climate Control

Pre Installed A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Street  
Communal