



**Property type :** Townhouse

**Location :** Aloha

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** Open private parking

**House area :**

223 m<sup>2</sup>

✓ WiFi

✓ close to shops

✓ Alarm system

✓ Close to sea

✓ Fitted wardrobes

✓ Furnished

✓ Close to golf

✓ Storage room

✓ Airconditioning

Renovated Townhouse with 5 Bedrooms included Independent Studio Apartment – Aloha, Nueva Andalucía. Located in the heart of Aloha, one of the most sought-after residential areas of Nueva Andalucía, this elegant townhouse combines comfort, style, and an unbeatable location. Surrounded by golf courses, restaurants, international schools, and just minutes from Puerto Banús and the beach, it offers a truly privileged lifestyle in Marbella.

The property offers 223 m<sup>2</sup> built across three levels, with a total of 5 bedrooms and 4 bathrooms. One of its standout features is the independent studio apartment, complete with its own private entrance, kitchen, and bathroom — perfect for hosting guests, extended family, or generating rental income.

The main house boasts bright, modern living spaces including a spacious living-dining room, fully fitted kitchen, elegant stone flooring, fitted wardrobes, and underfloor heating in the bathrooms. Renovated in 2024, the home is sold fully furnished and ready to move into.

Although the townhouse does not have a private terrace or balcony, residents enjoy access to beautifully maintained communal gardens and a swimming pool, creating a peaceful and secure environment. It also includes a private parking space in the underground garage plus extra communal parking within the gated community. This property is ideal as a family home, a second residence, or a high-potential investment in one of Marbella's most desirable locations.



