



MARBELLA  
C R I B S  
G R O U P

## Modern 3 Bedroom Townhouse in Aloha in Nueva Andalucia

659.000€



**Ref**  
MCG1460

**Beds**  
3

**Baths**  
3

**Plot**  
N/A

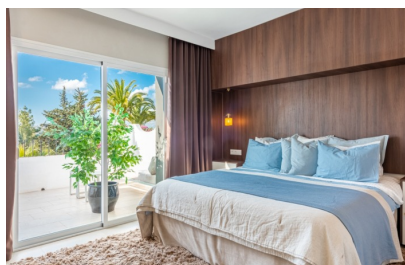
**Built**  
130 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1460
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	130 m <sup>2</sup>
<b>Terrace</b>	45 m <sup>2</sup>
<b>Price</b>	659.000€
<b>Location</b>	Aloha





## About this property

Welcome to this remarkable south-west-facing townhouse boasting captivating golf course views! Situated in the charming urbanization of Las Pergolas, adjacent to the Aloha Golf Club in Nuevo Andalucía, this newly refurbished townhouse is truly a gem.

Set within an exclusive community comprising only 18 residences, this townhouse enjoys stunning vistas of the surrounding areas and the golf course. The complex features beautiful communal gardens, a swimming pool with golf course views, and a tennis court with sea views.

The townhouse is thoughtfully designed across two levels:

Ground Floor:

This level encompasses a bedroom, a bathroom, an open-plan kitchen, a dining and living area, a laundry room, and two terraces, one of which is equipped with an outdoor kitchen and dining/lounge area.

First Floor:

The master bedroom includes an en-suite bathroom and a private terrace, while another guest bedroom features a balcony overlooking La Concha mountain.

Highlighted Features:

Drinkable water system.

Underfloor heating in the bathrooms.

Covered private parking.

Additional guest parking.

Recently renovated community swimming pool.

Excellent rental potential.

Just a 5-minute drive to three golf courses: Los Naranjos Golf Club, Las Brisas Golf Club, and Aloha Golf Club.

Don't miss the opportunity to view this exceptional townhouse!

We have keys available for your convenience to schedule a private viewing.

## Contact Us

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