

## Sales - House - Marbella

**899.000€**

**Marbella**

**House**

**Community: 4,728 EUR / year    IBI: 840 EUR / year**

**Rubbish: 278 EUR / year**



**4**



**3**



**145 m2**



**40 m2**

Amazing townhouse (4 Bed) in Aloha Golf-Marbella!. Welcome to this stunning semi-detached duplex-style home, located in the heart of the golf area, with direct views of Aloha Golf (in the La Retranca urbanization, with an amazing communal pool). The location is perfect: just a short distance from the prestigious Aloha College, all essential amenities, the sea, and the vibrant Puerto Banús. Here, you'll find the perfect balance between tranquility and all the charm this area has to offer! Spacious and well-designed living areas The home is spread over two levels. On the upper floor, you'll find two bedrooms, offering plenty of space for your family, guests, or even a home office. The living and dining areas have access to a spacious terrace facing south-southwest, featuring a barbecue and a relaxing lounge area, ideal for enjoying the outdoors. On the lower floor, there are three additional bedrooms, both with direct access to a landscaped garden with a terrace, perfect for soaking up the sun and enjoying the green surroundings! A comfortable and unique lifestyle, A must see !! This property is more than just a house; it's a place where you can enjoy a comfortable and practical lifestyle, with all amenities within easy reach. Call us quickly to arrange a viewing—we have the keys in the office!

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ South
- ✓ South West
- ✓ West

### Views

- ✓ Golf
- ✓ Panoramic

### Garden

- ✓ Communal

### Condition

- ✓ Excellent
- ✓ Recently Refurbished

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Ensuite Bathroom

### Parking

- ✓ Covered

### Pool

- ✓ Communal

### Furniture

- ✓ Optional

### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale



























































































