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Sales - House - Marbella

850.000€

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Ref.-ID: MIBGR5524375 **Marbella** **House**

 **4**

 **3.5**

 **230 m2**

Situated in one of Nueva Andalucía's most desirable residential locations, this beautifully presented four bedroom townhouse offers the perfect balance of tranquillity, convenience and modern Mediterranean living. Located within a small boutique community just moments from Aloha College, the property enjoys a remarkably peaceful setting while remaining only minutes from world class golf courses, Puerto Banús, international schools and the beach. Thoughtfully designed over multiple levels, the home offers spacious and versatile accommodation, including four bedrooms, one of which has been expertly created in the converted basement, complete with its own en-suite bathroom, making it ideal as a guest suite, private office or independent living space. The property features three full bathrooms, including an en-suite to the spacious master bedroom, as well as a guest bathroom conveniently located on the main living level. The bright and welcoming living area flows effortlessly onto a generous covered terrace providing the perfect space for outdoor dining and relaxing throughout the year. Above, the private solarium enjoys beautiful views towards the iconic La Concha mountain, offering an idyllic setting for sunbathing, entertaining or simply enjoying Marbella's spectacular sunsets. Designed with comfort and practicality in mind, the home benefits from electric blinds throughout, a useful pantry/storage room, and is offered fully furnished, allowing the new owner to move straight in or begin generating rental income immediately. Further features include a private underground garage with parking for one vehicle and additional storage, while residents also enjoy access to a beautifully maintained communal swimming pool within this exclusive low density development. Combining an exceptional location with generous living space, privacy and excellent amenities, this is a superb opportunity to acquire a turnkey home in the heart of Nueva Andalucía.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Private Parking


WELCOME














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