

NUEVA ANDALUCÍA

1,045,000 €

REFERENCE R5309338

An Exquisite Frontline Townhouse: Your Gateway to Luxury in Los Altos de Aloha, Marbella

3	160 m²	185 m²
BEDROOMS	BUILT	PLOT













Description

Discover an unparalleled opportunity to acquire a distinguished townhouse nestled within Los Altos de Aloha, one of Nueva Andalucía's most coveted and prestigious residential enclaves. This exceptional property, offered by Luxury Realty, represents the epitome of refined living, perfectly positioned frontline to the shimmering communal pool. It masterfully combines sophisticated comfort with authentic Andalusian charm, inviting you to immerse yourself in the quintessential Marbella lifestyle.

Los Altos de Aloha offers more than just a home; it presents a lifestyle. Situated in the heart of Nueva Andalucía, often referred to as "Golf Valley," this prime location in Southern Spain is renowned for its lush landscapes, exclusive golf courses, and vibrant social scene. Residents enjoy immediate access to the Costa del Sol's most esteemed amenities, including world-class golf clubs like Aloha Golf, Las Brisas, and Los Naranjos. Just minutes away, the glamorous marina of Puerto Banús beckons with its designer boutiques, exquisite dining, and bustling nightlife. Top-tier international schools, pristine beaches, and a plethora of leisure activities are all within easy reach, making this an ideal location for discerning individuals seeking the very best of Marbella.

The Residence: A Haven of Elegance and Comfort

Nestled within a meticulously maintained, secure gated community, this townhouse boasts a bright, expansive, and thoughtfully designed layout spread across two levels, promising both privacy and communal enjoyment.

Ground Floor: Designed for Sophisticated Living

Upon entry, a gracious foyer with a tastefully appointed guest toilet sets a welcoming tone. The generously proportioned gourmet kitchen is a culinary enthusiast's dream, featuring modern appliances, ample counter space, and the added luxury of underfloor heating for year-round comfort. A practical serving hatch seamlessly connects to the elegant split-level dining and living areas, facilitating effortless entertaining. Large, expansive sliding doors invite abundant natural light and open directly onto a sun-drenched, southwest-facing terrace, offering captivating views of the meticulously manicured communal gardens – perfect for al fresco dining or tranquil relaxation.

First Floor: Private Retreats

The principal bedroom serves as a private sanctuary, featuring a luxurious en-suite bathroom and French doors opening onto its own secluded private terrace – an idyllic spot for morning coffee or enjoying serene evenings. Two additional spacious double bedrooms are thoughtfully designed, sharing access to a sleek, modern bathroom. These rooms offer versatile space, ideal for family, guests, or a sophisticated home office.

The southwest orientation of this magnificent townhouse ensures an abundance of natural light and sunshine throughout the day, allowing residents to fully embrace Marbella's enviable climate all year round, whether indoors or out.

An Unparalleled Outdoor Oasis: The Extended Terrace

Setting this property apart is its truly unique and substantial extended covered terrace. This bespoke outdoor living space has been thoughtfully transformed into a versatile al fresco haven, currently configured as an impressive bodega and a fully equipped BBQ area. Imagine hosting memorable gatherings, indulging in gourmet outdoor cooking, or simply savouring a glass of fine wine in your own private, luxurious setting. This exceptional feature significantly enhances the property's value, offering an unparalleled dimension to outdoor entertaining and year-round enjoyment of the Marbella lifestyle.

Exclusive Community Amenities for a Resort-Like Experience

Beyond the confines of this exquisite home, Los Altos de Aloha offers a suite of premium amenities designed to enrich your living experience. Enjoy the convenience of a dedicated carport parking space and a private storage room. Direct drive-up access to

the front door includes a dedicated short-term unloading/loading area. The community boasts multiple swimming options: a refreshing outdoor pool open all year, a heated outdoor pool available during summer for ultimate comfort, and a dedicated children's swimming pool. Stay active and social with access to well-maintained community paddle and tennis courts, perfect for leisure and friendly competition.

Your Ideal Investment in the Heart of Marbella

Whether you envision a luxurious holiday escape, a permanent family residence, or a discerning investment opportunity in one of Europe’s most sought-after destinations, this townhouse in Los Altos de Aloha flawlessly meets every criterion. Its prime location, coupled with its exceptional features and access to world-class amenities, ensures both an elevated quality of life and strong potential for capital appreciation.

Situated mere minutes from the prestigious Aloha Golf Club, the vibrant energy of Puerto Banús, leading international schools, and a comprehensive array of essential services and leisure facilities, convenience and luxury are intrinsically woven into the fabric of this address. This is more than just a home; it’s an entrance to a lifestyle defined by sophistication, comfort, and the unparalleled beauty of the Costa del Sol.

Do not let this remarkable chance slip away to own a piece of paradise in Los Altos de Aloha – where an enviable location seamlessly merges with an aspirational lifestyle. Contact Luxury Realty today to arrange your private viewing and begin your journey to Marbella living.

Details

Reference	R5309338	Property Type	Terraced Townhouse
Status	Sale	Price	1,045,000 €
Bedrooms	3	Bathrooms	by request
Build size	160 m²	Plot Size	185 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Sea views, Private garden, Parking