

ALOHA

629,000 €

REFERENCE R5507254

Exquisite Frontline Golf Townhouse with Panoramic Views in Aloha, Nueva Andalucía – A Luxury Realty Gem

2	2	142 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Nestled in an undeniably prestigious frontline golf position, directly adjacent to the world-renowned Aloha Golf Course, this meticulously renovated two-bedroom townhouse presents an unparalleled opportunity for sophisticated living in the heart of Nueva Andalucía, Southern Spain. Representing the quintessential Mediterranean lifestyle, this property seamlessly blends contemporary luxury with the enduring charm of traditional Andalusian architecture, offering a distinguished retreat with the added advantage of a sought-after Touristic License.

An Exclusive Gated Community Amidst Lush Mediterranean Gardens

This exceptional residence forms an integral part of a beautifully conceived and immaculately maintained gated community, promising both security and serenity. Residents are enveloped by mature, verdant communal gardens, meticulously sculpted to create a tranquil oasis, evoking a profound sense of peace and privacy. The community boasts an array of premium amenities, including a sparkling, well-kept swimming pool perfect for leisurely dips under the Andalusian sun, as well as dedicated tennis and paddle courts, catering to an active and discerning lifestyle. This peaceful setting offers a relaxed, resort-like atmosphere, yet retains an enviable proximity to the vibrant pulse and comprehensive amenities of Nueva Andalucía.

Sophisticated Interiors & Seamless Indoor-Outdoor Living

Upon entering, one immediately appreciates the thoughtful and comprehensive renovation that has transformed this townhouse into a bright, contemporary, and inherently stylish home. The heart of the residence is undoubtedly the sleek, fully equipped American-style kitchen, boasting state-of-the-art appliances and exquisite finishes. This culinary space flows effortlessly into the luminous, open-plan living and dining area, designed to maximize both comfort and conviviality. This expansive area serves as a welcoming hub for both relaxed everyday living and elegant entertaining. Grand patio doors invite an abundance of natural light to flood the interior, creating an airy ambiance, and open directly onto a private terrace and the enchanting communal gardens beyond. This design masterfully blurs the lines between indoor and outdoor spaces, providing an idyllic setting for alfresco dining, morning coffee, or simply unwinding amidst the gentle Mediterranean breezes.

Luxurious Private Suites and Breathtaking Vistas

Spread elegantly across two well-appointed levels, the townhouse offers a meticulously designed and supremely comfortable layout. The ground floor accommodates a spacious twin bedroom, complete with its own opulent en-suite bathroom, offering privacy and convenience for guests or family. Ascending to the upper floor, one discovers the generous master suite – a true sanctuary. This private haven boasts a luxurious en-suite bathroom and is further enhanced by two distinct private terraces, each offering a unique perspective. One terrace commands breathtaking open views that sweep across the manicured greens of the golf course, extending majestically towards the glistening Mediterranean Sea – a truly captivating backdrop for morning contemplation or evening relaxation. The second terrace offers a serene outlook over the beautifully maintained communal gardens, providing a peaceful and secluded setting for unwinding in complete privacy.

Untapped Potential and Strategic Investment

Beyond its current exquisite configuration, this property presents an exciting opportunity for personalization and enhancement. There is considerable potential to create a third bedroom by thoughtfully enclosing or extending onto one of the upper terraces, subject to the necessary planning permissions and approvals. This intelligent adaptation would not only expand the living space but also significantly augment the property's value. Notably, a number of neighboring residences have already successfully undertaken similar extensions, underscoring the viability and appeal of such an enhancement.

Prime Location: The Epitome of Costa del Sol Luxury

This townhouse boasts an unrivaled location in Aloha, within the highly sought-after district of Nueva Andalucía, Southern Spain – a locale synonymous with luxury and prestige. Residents benefit from immediate proximity to Aloha's renowned array of gourmet restaurants, chic cafés, designer boutiques, international schools, and world-class golf facilities. The glamorous marina of Puerto Banús, with its superyachts and high-end nightlife, as well as the pristine beaches of Marbella and the extensive amenities of the wider Costa del Sol, are all within effortless reach. This strategic position ensures that every luxury, convenience, and leisure pursuit is just moments away, making it an ideal base for experiencing the pinnacle of Andalusian living.

A truly captivating and remarkably versatile home, this property offers the perfect equilibrium between exclusive golf-side living, authentic Andalusian character, and sophisticated modern comfort. It represents an exceptional proposition, whether envisioned as a permanent luxurious residence, a stylish and income-generating holiday sanctuary, or a robust investment asset in one of Europe’s most desirable destinations.

Details

Reference	R5507254	Property Type	Terraced Townhouse
Status	Sale	Price	629,000 €
Bedrooms	2	Bathrooms	2
Build size	142 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Private garden, Parking, Holiday Home, Investment