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ALOHA

■■■■■■■■ ■ Aloha

890 000 €

■■■■■■■■■ R5492281

3	4	340 m²	25 m²	50 m²
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ELEGANT 3-BEDROOM TOWNHOUSE WITH TOURIST LICENCE FOR SALE IN ALOHA, NUEVA ANDALUCÍA, MARBELLA Exceptional location in Aloha, Nueva Andalucía | Private garden | Individual underground garage | Spacious multipurpose basement room | Excellent holiday rental potential Discover this elegant townhouse in an exceptional location in Aloha, Nueva Andalucía, one of Marbella's most desirable residential areas. Combining generous living spaces, private outdoor areas, excellent communal facilities and outstanding proximity to Puerto Banús, this property is ideal as a permanent residence, a second home or an investment with holiday rental potential. Located just behind Supercor supermarket, next to Aloha Tennis Club and only a 4-minute walk from the pedestrian path connecting Nueva Andalucía with Puerto Banús, the property offers an outstanding combination of convenience, lifestyle and location. A particularly attractive feature is that holiday rentals are accepted within the community, and the property comes with a tourist licence number. The house has historically been an excellent holiday rental, with the owners using it personally for only one or two months per year. This makes it an appealing opportunity for buyers looking to combine personal use with potential rental income. PROPERTY FEATURES AND DISTRIBUTION The townhouse is distributed over three main residential levels, plus a spacious basement. It offers three double bedrooms, all with en-suite bathrooms, together with an additional versatile room in the basement. MAIN FLOOR The main floor features a modern, fully equipped kitchen with a separate utility room and a spacious living and dining area with a charming fireplace. A convenient guest toilet is also located on this floor. Large doors lead directly from the living area onto a covered terrace and a private garden, creating a seamless connection between indoor and outdoor living. The garden has been thoughtfully arranged with a comfortable outdoor lounge area for relaxing and a separate dining area with a dining table. It is perfect for entertaining guests, enjoying family meals or making the most of Marbella's wonderful Mediterranean climate throughout the year. FIRST FLOOR The first floor comprises two spacious bedrooms, both designed to offer comfort, privacy and generous storage. Master bedroom: The master bedroom features a generous walk-in wardrobe, a spacious en-suite bathroom with a corner bathtub and a separate shower, as well as its own private terrace — the perfect place to enjoy a quiet morning or unwind at the end of the day. Second bedroom: Mirroring the master bedroom in its spacious layout, the second bedroom also features its own walk-in wardrobe and a large en-suite bathroom with a bathtub. Although it does not have a private terrace, it offers a similarly generous and comfortable bedroom arrangement. TOP FLOOR – ATTIC BEDROOM The upper attic level offers a third double bedroom with an en-suite bathroom featuring a bathtub and its own private terrace. This private retreat is ideal for guests, older children or family members who appreciate additional privacy and their own outdoor space. BASEMENT – PRIVATE GARAGE AND SPACIOUS MULTIPURPOSE ROOM One of the property's standout features is its spacious basement, which offers much more than parking and storage. The property includes an individual private underground garage parking space with direct internal access to the house via an indoor staircase, allowing you to walk straight from your car into the property without having to go outside. The basement also features a very large additional multipurpose room, previously used by tenants as a cinema room. This versatile space could also be used as a games room, entertainment room, hobby room or additional storage area. Please note that this room has no windows, so it should be considered a multipurpose auxiliary space rather than a conventional bedroom. Additionally, there is a separate storage room, providing valuable extra space for suitcases, sports equipment, personal belongings and household items. This generous basement layout adds considerable practicality and flexibility, particularly for families, holidaymakers and owners who need additional space beyond the main living areas. GATED COMMUNITY, SECURITY AND COMMUNAL FACILITIES The property forms part of a gated residential community offering a peaceful and private environment. The community features security cameras throughout the communal areas, beautifully maintained communal gardens and a communal swimming pool. In addition to these shared facilities, the property benefits from its own private garden and multiple terraces, offering several spaces to relax and enjoy the outdoors. KEY PROPERTY FEATURES Three spacious double bedrooms, all with en-suite bathrooms Master bedroom with walk-in wardrobe, spacious bathroom and private terrace Second bedroom with walk-in wardrobe and large en-suite bathroom with bathtub Top-floor bedroom with en-suite bathroom with bathtub and private terrace Modern, fully equipped kitchen Separate utility room Spacious living and dining area with fireplace Guest toilet on the main floor Covered terrace and private garden Outdoor lounge area and dining area in the garden Private terraces off the master bedroom and top-floor bedroom Individual underground garage parking with direct internal access to the house Large basement multipurpose room, previously used as a cinema and games room Additional separate storage room in the basement Air conditioning with heating and cooling Gas installation Gated community with security cameras throughout the communal areas Communal swimming pool and landscaped gardens Tourist licence Holiday rentals accepted within the community EXCEPTIONAL LOCATION IN ALOHA, NUEVA ANDALUCÍA The property enjoys an exceptional location in Aloha, Nueva Andalucía, one of Marbella's most desirable residential areas, renowned for its prestigious golf courses, international schools, restaurants, sports facilities and proximity to

Puerto Banús. SUPERMARKETS AND EVERYDAY AMENITIES The property is located just behind Supercor supermarket, making grocery shopping exceptionally convenient. Mercadona is also just a few minutes away, alongside other shops and essential services. The surrounding area offers a wide selection of restaurants, cafés, tapas bars and everyday amenities, making this an excellent location for both permanent living and holiday stays. ALOHA TENNIS CLUB The property is situated next to Aloha Tennis Club, an excellent advantage for tennis enthusiasts and anyone who enjoys an active lifestyle. WALKING ACCESS TO PUERTO BANÚS One of the property's greatest advantages is its proximity to the pedestrian path connecting Nueva Andalucía with Puerto Banús, accessible in approximately 4 minutes on foot. This convenient walking connection provides an enjoyable way to head towards the port and discover its exclusive marina, luxury yachts, designer boutiques, restaurants, bars, beaches and vibrant social scene. Puerto Banús is also approximately a 3-minute drive away, depending on traffic and the exact destination. RESTAURANTS, CAFÉS AND SHOPPING The surrounding area offers an excellent choice of restaurants serving international cuisine, traditional Spanish dishes and tapas, as well as cafés, bars and local amenities. Nearby commercial areas, including Centro Plaza and Aloha, provide additional options for shopping, dining and leisure. INTERNATIONAL EDUCATION Aloha College is within easy driving distance, making the property particularly attractive to families seeking convenient access to international education. GOLF AND OUTDOOR LIFESTYLE Golf enthusiasts will appreciate the proximity to some of Marbella's most prestigious courses, including: Aloha Golf Club Los Naranjos Golf Club Real Club de Golf Las Brisas The beaches of Marbella and the Costa del Sol are also just a short drive away, offering plenty of opportunities to enjoy the Mediterranean lifestyle. AN ATTRACTIVE INVESTMENT WITH HOLIDAY RENTAL POTENTIAL One of the property's main advantages is its established history as a successful holiday rental. The owners have traditionally used the house for only one or two months per year, allowing them to enjoy it as a second home while making it available for rental during the remainder of the year. With a tourist licence already in place and holiday rentals accepted within the community, the property offers an appealing opportunity for buyers looking to combine personal use with potential rental income. Its three en-suite bedrooms, private garden with dedicated lounge and dining areas, multiple terraces, individual underground garage, additional basement entertainment room and separate storage room make it particularly well suited to families and groups seeking a comfortable holiday base in Marbella. Whether you are looking for a family home, a second residence or an investment in ■one ■of ■Marbella's ■established residential ■neighbourhoods, ■this ■townhouse ■offers ■an excellent ■combination ■of location, ■comfort, ■versatility and ■rental ■potential. Contact ■us ■for further information ■or ■to ■arrange ■a ■private ■viewing.

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