IDILIQ
ESTATES

TOWNHOUSE 4 BEDROOMS 3 BATHROOMS IN ALOHA

Aloha

REF# R5527873 1.450.000 €

BEDS	BATHS	BUILT	TERRACE
4	3	210 m²	50 m²

Situated in a privileged frontline position overlooking Aloha Golf Course, within the established and highly sought-after Azahara residential community in Nueva Andalucía, this spacious corner townhouse offers an exceptional opportunity to combine an outstanding location with the freedom to create a home tailored to your personal vision.

The property enjoys an enviable frontline golf setting, with uninterrupted views across the fairways, as well as beautiful views of the Mediterranean Sea, surrounding mountains, and beautifully maintained communal gardens. One of its most impressive features is the generous rooftop terrace, accessed via an external staircase, offering spectacular 360-degree panoramic views. Whether sunbathing, enjoying relaxed evenings with friends, or watching the sunset over a glass of wine, this unique outdoor space perfectly captures the Mediterranean lifestyle.

With approximately 210 m² of built area and an additional 50 m² of terraces, the property offers generous proportions and excellent potential to create a truly individual living environment. The current layout

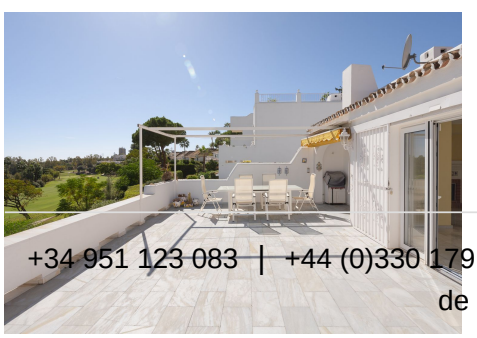
comprises four bedrooms and three bathrooms. One of the bedrooms benefits from direct access to the communal garden area, creating a seamless connection between indoor and outdoor living.

The spacious living areas provide an excellent foundation for a modern and comfortable home. Opening up the kitchen to create a contemporary open-plan living space, as well as adding an additional bedroom, are among the possibilities for enhancing the property's layout and functionality. Furthermore, the second lower level offers additional potential for conversion, providing exciting opportunities for a leisure area, gym, home office, or guest accommodation. Any proposed alterations would be subject to the relevant planning permissions and technical requirements.

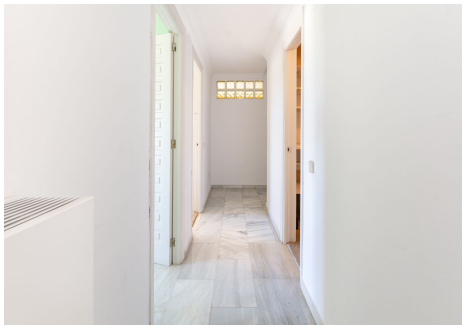
The townhouse is generally in good condition but would benefit from modernisation, allowing future owners to personalise the interiors, finishes, and overall design according to their individual preferences. This represents an attractive opportunity to unlock the full potential of a property in such a desirable location. An additional advantage is the private individual garage, providing secure and convenient parking, which is available for separate purchase.

The gated Azahara community is known for its beautifully maintained communal gardens and inviting swimming pool. Located directly alongside Aloha Golf Course, it offers a peaceful residential environment in the heart of one of Marbella's most prestigious golfing areas. Restaurants, bars, shops, and everyday amenities are all within easy walking distance. Several other renowned golf courses, Puerto Banús, and Marbella's beautiful beaches are just a short drive away.

Combining a highly desirable corner position, exceptional golf and sea views, generous outdoor spaces, a spectacular rooftop terrace with 360-degree panoramic views, and considerable renovation potential, this townhouse offers a unique opportunity in the heart of Nueva Andalucía. Whether envisioned as a permanent ?residence, ?a ?stylish ?holiday ?retreat, or ?a long-term investment, ?this property ?provides the ?perfect ?foundation to create ?a personalised ?Mediterranean home in ?one ?of ?Marbella's ?most ?sought-after ?residential ?locations.



IDILIQ
ESTATES



+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

IDILIQ
ESTATES

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

IDILIQ
ESTATES

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia