

Marbella

Duplex/Townhouse / Casa adosada

€995,000

Ref: X22704



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185 m²



160 m²



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Property Purchase Expenses

Property price	€995,000 (£863,561)
Transfer tax 7%	€69,650 (£60,449)
Notary fees (approx)	€750 (£651)
Land registry fees (approx) ...	€750 (£651)
Legal fees (approx)	€1,500 (£1,302)

Standard form of payment

Reservation deposit	€3,000 (£2,604)
Remainder of deposit to 10%	€96,500 (£83,752)
Final Payment of 90% on completion	€895,500 (£777,204)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Discover this rare opportunity to own a charming townhouse for sale in Los Altos de Aloha, one of the most desirable residential complexes in Nueva Andalucía, Marbella. Perfectly positioned frontline to the pool, this beautifully maintained property offers comfort, privacy, and a true Andalusian lifestyle.

Located within a secure gated community, the home features a bright and spacious layout across two floors:
Ground Floor:

- Welcoming entrance with guest toilet.
- Generously sized kitchen with underfloor heating and a serving hatch.
- Split-level dining and living area with large sliding doors opening to a sun-drenched southwest-facing terrace overlooking the communal gardens.

First Floor:

- Master bedroom with en-suite bathroom and access to a private terrace.
 - Two additional double bedrooms sharing a modern bathroom.
- This southwest-facing townhouse is ideal for enjoying Marbella's sunshine all year round.

Unique Feature:

Unlike other units, this townhouse boasts an extended covered terrace, currently set up as a bodega and BBQ area — perfect for entertaining or enjoying the Marbella lifestyle year-round. It's a standout feature that adds exceptional value and charm.

Additional Features:

- Carport parking space.
- Storage room.
- Drive-up access directly to the front door with a short-term unloading/loading area.
- Outdoor swimming pool (open all year round).
- Heated outdoor pool (open during summer months).
- Children's swimming pool.
- Community paddle and tennis courts.

Whether you're looking for a holiday home, a permanent residence, or an investment property in Nueva Andalucía, this townhouse ticks all the boxes. Located just minutes from Aloha Golf, Puerto Banús, top international schools, and all amenities.

Don't miss your chance to own a home in Altos de Aloha — where location meets lifestyle.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible