



## Townhouse for sale in Aloha, Marbella

**1.495.000 €**Referentie: R5167342 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 225m<sup>2</sup> Terras: 60m<sup>2</sup>



## Costa del Sol, Aloha

This elegant townhouse is situated within the prestigious gated community of El Palmeral, Nueva Andalucía, Marbella, offering a refined lifestyle on the sought-after Costa del Sol. The property enjoys a prime location, just minutes from the vibrant Puerto Banús, and is closely surrounded by a wealth of amenities, including renowned restaurants, shops, schools, and world-class golf courses. The home has been recently fully renovated and refurbished to the highest standards, seamlessly blending timeless design with contemporary luxury.

**Turnkey Luxury** – Move in immediately with every detail complete: designer furniture, décor, bedding, curtains, and premium appliances.

**Bespoke Kitchen** – Fully equipped SANTOS kitchen with Siemens Studio Line appliances, Silestone countertops, and premium dining & cooking sets.

**Elegant Bathrooms** – Heated floors, Fantini fixtures, Villeroy & Boch sanitaryware, frameless glass showers, and luxury oak cabinetry.

**Designer Living Spaces** – Open-plan interiors furnished with curated pieces, statement fireplace, and custom lighting design.

**Outdoor Lifestyle** – Three private terraces with BBQ area, awnings, ceiling fans, landscaped plants, and panoramic views of La Concha.

**Smart Comfort** – Fujitsu air conditioning, Daikin aero-thermal hot water system, and full smart-home domotics for lighting, blinds, and heating.

**Secure Living** – Reinforced entry, smart surveillance, Ring cameras, and alarm system for peace of mind.

**Bespoke Details** – Handcrafted curtains, luxury wallpapers, custom wardrobes with LED lighting, and a signature bronze handrail.

**Wellness & Leisure** – Communal Sauna, gym, communal pool and gardens, plus private garage with epoxy finish.

**Entertainment Ready** – Integrated LG & Samsung Smart TVs, premium sound, and concealed lighting throughout.

Spanning four floors and encompassing over 283m<sup>2</sup> of built space (225m<sup>2</sup> interior), the townhouse features three spacious bedrooms and three modern bathrooms, including a luxurious en-suite. The open-plan kitchen and main living area are adorned with curated furnishings and natural textures, creating an inviting atmosphere that flows effortlessly onto a

private terrace. This outdoor space, along with 2 adjacent terraces, a covered terrace and a rooftop solarium, provides the perfect setting for al fresco dining, entertaining, or simply enjoying the panoramic views of the valley and the iconic La Concha mountain. The rooftop also boasts a stylish built-in barbecue area, ideal for sunset gatherings.

Residents benefit from a host of premium features designed to enhance comfort and security, such as air conditioning, electric blinds, aero-thermics, fibre optic internet, an alarm system, surveillance cameras, video entrance, and an armoured door. The property is offered fully furnished and in excellent condition, with additional amenities including a sauna, gym, communal pool, communal garden, and a private garage. The walk-in closet, garden and pool views, and the proximity to both leisure and essential services further elevate the appeal of this exquisite home.

This townhouse epitomises the Costa del Sol lifestyle, where quality, health, and gastronomy converge in a setting renowned for its exceptional climate. Whether as a permanent residence or a luxurious holiday retreat, this property offers a unique opportunity to experience the very best of Marbella living in a secure and tranquil environment.



## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	zuiden	Airconditioning
Nabij vervoer		Open haard
Privé Terras		Vloerverwarming Badkamers
Satelliet TV		
Dubbele beglazing		
Inbouwkasten		
Zonnebank		
WiFi		
Sportschool		
Sauna		
Barbecue		
Domotics		
Optische vezel		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Mountain Bekijken	Dichtbij golfbaan	Uitstekende conditie
Weids	Urbanisatie	Onlangs gerenoveerd
Garden Views	Dicht bij winkels	
Pool Bekijken	Dichtbij scholen	
Urban Bekijken		
<b>Zwembad</b>	<b>Meubilering</b>	<b>Keuken</b>
Gemeenschappelijk zwembad	Volledig gemeubileerd	Volledig ingerichte keuken
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
gemeenschappelijke tuin	Omheind complex	garage
	Alarmsysteem	
	Elektrische rolluiken	
<b>Voorzieningen</b>	<b>Categorie</b>	
Elektriciteit	Luxe	