



# Stadthaus zum Verkauf in Marbella, Marbella

1.595.000 €

Referenz: R5309500 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 93m<sup>2</sup> Garten: 169m<sup>2</sup>





## Costa del Sol, Marbella

Newly renovated townhouse in the Heart of Aloha.

Located in one of the most sought-after areas of Nueva Andalucía, this property is an elegant west-facing, newly renovated townhouse set within the prestigious and peaceful community of Los Altos de Aloha, surrounded by greenery and a high-end residential environment.

The property offers 4 bedrooms and 3 bathrooms, featuring a warm and sophisticated interior design with natural wood finishes and a timeless aesthetic that perfectly balances comfort, style, and functionality. The spacious master suite includes a private en-suite bathroom, while the remaining bedrooms are generously proportioned and thoughtfully laid out, ideal for both family living and guest accommodation.

Premium features include underfloor heating throughout, ensuring year-round comfort and enhancing the overall quality of the home. The property also boasts multiple private terraces, ideal for enjoying the Mediterranean lifestyle, outdoor dining, and the afternoon and evening sun thanks to its excellent west orientation.

Set within a well-established and meticulously maintained community, Casa Tulu offers a unique combination of privacy, tranquility, and prime location—just minutes from Aloha Golf, international schools, Puerto Banús, and all essential amenities.

This property represents an outstanding opportunity as either a high-end permanent residence or a solid investment, benefiting from strong demand, excellent rental appeal, and significant capital appreciation potential in one of Marbella's most desirable areas.

Type: Townhouse

Location: Nueva Andalucía, Marbella

Bedrooms: 4 Bathrooms: 3 En-suite Bathrooms: 2

Built Area: 220 m<sup>2</sup>

Terraces: 70 m<sup>2</sup>

Pool: Communal Garden: Private Garage: Carport Orientation: West

Annual Costs:

Community Fees: €248 / month

Garbage Tax: €120 / year

IBI (Property Tax): €1,257 / year

Renovation Year: 01/2026

Energy Performance Certificate (EPC): In progress

Asking Price €1,595,000



## Eigenschaften:

Private Terrasse