

# Townhouse in Nueva Andalucía

Price € 825,000

Bedrooms	3
Bathrooms	3
Build Size	174 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Plot Size	229 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Wood Flooring
- ✓ Near Transport
- ✓ Utility Room
- ✓ Basement

## FURNITURE

- ✓ Optional

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ Communal

## CATEGORY

✓ Luxury

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This beautifully renovated 174m<sup>2</sup> townhouse sits in the heart of Aloha Pueblo, offering 3 bedrooms, 3 bathrooms and a spectacular 55m<sup>2</sup> private rooftop terrace with panoramic views.

Entering on the ground floor, you step into a bright, open-plan kitchen, dining and living area that has been recently updated and renovated. From here you access a private terrace overlooking a charming communal courtyard. On the next floor, the master bedroom features a walk-in wardrobe, en-suite bathroom and a small balcony with courtyard views. A second bedroom faces west towards the picturesque cobblestone streets of Aloha Pueblo, with an additional bathroom on this floor.

The highlight of the property is the fully private 55m<sup>2</sup> rooftop terrace, with sweeping views over Nueva Andalucía, La Concha, Aloha Golf Club, Las Brisas Golf Club and the Mediterranean Sea. For a pueblo setting, the level of privacy here is genuinely exceptional.

The basement adds nearly 95m<sup>2</sup> of versatile additional space, with an extra bathroom, laundry room, generous storage and the option for a separate kitchen. Currently configured as a cosy TV lounge with fireplace and impressive 4-5 metre ceiling heights, with a mezzanine level that comfortably sleeps extra guests.

As an added bonus, the property holds one of the few existing rental licenses in Aloha Pueblo — a significant advantage that is no longer available to new owners in the area.

### About Aloha Pueblo

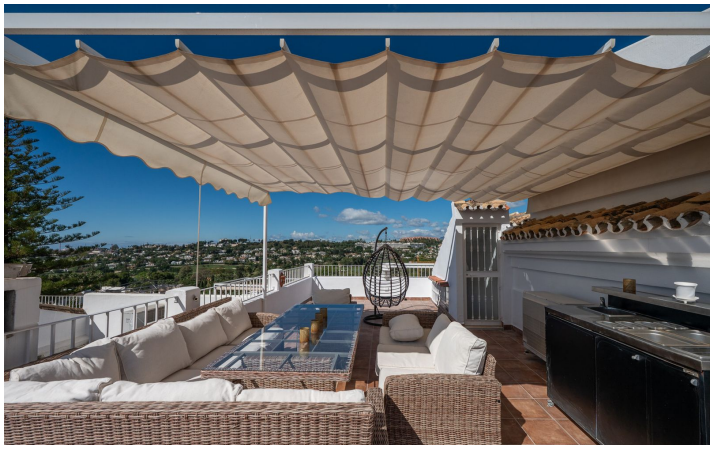
Aloha Pueblo is a community in its own right — a small Andalusian-style village within Nueva Andalucía, with its own pubs, restaurants, cafés and shops all set around cobblestone streets and leafy plazas. It's the kind of place where you can walk out the door and find everything you need within a few minutes, giving it a genuine neighbourhood feel that's hard to come by on the coast.

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# GALLERY







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