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Terraced Townhouse in Nueva Andalucía

Reference: R5514694



Bedrooms: 3

Bathrooms: 3

M² Build size: 174

Price: 780,000 €

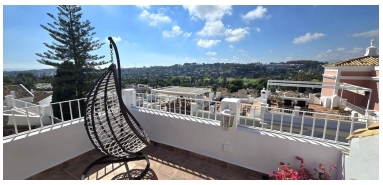
Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Welcome to an unparalleled offering from Luxury Realty, situated in the highly sought-after heart of Nueva Andalucía, Southern Spain. This meticulously renovated townhouse, nestled within the enchanting, Andalusian-style community of Aloha Pueblo, presents a rare blend of traditional charm and contemporary luxury. Spanning an impressive 174 m² of exquisitely designed living space, this three-bedroom, three-bathroom residence culminates in a breathtaking 55 m² private rooftop terrace, promising an exceptional lifestyle defined by comfort, elegance, and awe-inspiring panoramic vistas.

Upon entering, the main level unfolds into a bright and inviting open-plan sanctuary. Here, the state-of-the-art modern kitchen, sophisticated dining area, and spacious lounge seamlessly converge, creating an expansive environment perfect for both intimate family moments and grand entertaining. Every detail of the recent renovation has been thoughtfully curated to evoke a fresh, contemporary aesthetic, marrying high-end finishes with practical design. This captivating area extends effortlessly onto a private terrace, offering a serene outlook over one of the community's picturesque, sun-drenched courtyards, providing a tranquil escape right at your doorstep.

Ascending to the upper floor reveals the property's private sleeping quarters. The master bedroom, a true haven of comfort and style, boasts a generous walk-in wardrobe and a luxurious en-suite bathroom, ensuring a private retreat for rejuvenation. A charming small balcony, overlooking the peaceful courtyard, adds a touch of serenity to this sophisticated space. The second bedroom, equally inviting, enjoys a desirable west-facing orientation, offering delightful views across the charming cobbled streets that define Aloha Pueblo's unique character. A separate, well-appointed bathroom on this floor caters to the needs of guests and residents alike, completing this thoughtfully designed level.

The Crown Jewel: An Expansive Rooftop Oasis with Unrivalled Views

Undoubtedly one of this property's most compelling attributes is its expansive and completely private rooftop terrace. Measuring an impressive 55 m², this elevated sanctuary provides an unparalleled setting for al fresco dining under the stars, hosting unforgettable gatherings, or simply unwinding in the glorious Mediterranean sunshine. From this privileged vantage point, the spectacular views stretch boundlessly across the vibrant landscape of Nueva Andalucía, encompassing the majestic La Concha mountain, the pristine greens of Aloha Golf Club and Las Brisas Golf Club, and culminating in the shimmering expanse of the Mediterranean Sea. This kind of exclusive privacy, especially within a traditional pueblo-style community, transforms this outdoor space into a magnificent highlight, offering a rare sense of seclusion and luxury.

Versatility Redefined: Generous Additional Space with Limitless Possibilities

The lower level of this remarkable townhouse offers an extraordinary nearly 95 m² of additional space, providing unparalleled flexibility to adapt to diverse lifestyle requirements. Currently configured as a cozy yet spacious TV and entertainment room, complete with a warming fireplace, this area is distinguished by its impressive ceiling heights, soaring approximately 4–5 meters, which enhance the sense of grandeur and openness. A cleverly designed mezzanine level offers comfortable additional sleeping accommodation, perfect for visiting guests or expanding living needs.

This versatile basement level further benefits from an additional bathroom, a dedicated laundry room, and ample storage solutions, ensuring practicality blends seamlessly with luxury. A notable feature is the foresight for a separate kitchen installation, presenting the exciting possibility of transforming this floor into an independent apartment or a self-contained guest suite, further enhancing the property's allure and functional appeal. This expansive and adaptable space truly elevates the home, providing endless opportunities for customisation and personal enjoyment.

A Strategic Investment: Unlocking Premium Rental Potential

Beyond its aesthetic appeal and luxurious features, this townhouse represents a truly rare and strategic investment opportunity. The property boasts an existing tourist rental license, a valuable asset in today's market, as it is understood to be among a limited number already granted within Aloha Pueblo. Given the increasingly stringent restrictions affecting the issuance of new tourist rental licenses in the area, this pre-existing permit confers a significant advantage for discerning buyers keen on leveraging the property's holiday rental potential. Luxury Realty strongly advises prospective buyers to independently verify the license's validity, conditions, and transferability to fully appreciate this unique benefit.

Embrace the Enchantment of Aloha Pueblo in Southern Spain

Nestled within the vibrant region of Nueva Andalucía, Southern Spain, Aloha Pueblo is more than just a residential community; it is a captivating destination. Designed with the timeless elegance of a traditional Andalusian village, its winding cobbled streets, charming plazas, and lush, leafy surroundings cultivate an intimate and picturesque atmosphere. The community is thoughtfully complemented by an array of high-quality restaurants, inviting cafés, vibrant bars, and convenient local shops, all within its unique confines.

Residents of this esteemed address enjoy the luxury of everyday amenities and exquisite dining options just a leisurely stroll away. This allows for a relaxed village lifestyle, seamlessly blended with the convenience of remaining intimately connected to the myriad attractions and world-class amenities of Marbella's highly sought-after Golf Valley. This prime location, combining traditional charm with modern accessibility, underscores the exceptional value and lifestyle offered by this exquisite townhouse.

This exceptional townhouse, offered exclusively by Luxury Realty, masterfully combines contemporary, high-end interiors with an exceptionally versatile living layout. Its outstanding private rooftop terrace, offering unparalleled views, perfectly complements the inherent character and established charm of a beloved Andalusian community. This property is not merely a residence; it is a distinctive home and a superb investment in one of Nueva Andalucía's most recognisable and desirable residential settings in Southern Spain, promising a lifestyle of luxury, convenience, and enduring appeal.

Features:

Pool, Air conditioning, Sea views, Mountain views, Private garden, None, Parking, Holiday Home, Investment, Resale