



## Townhouse for rent in Nueva Andalucía, Marbella

3,200 - 3,200 €

Reference: R5325148 Bedrooms: 3 Bathrooms: 3 Build Size: 170m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### **\*\*Modern Townhouse for Rent in Aloha – Prime Flat Location\*\***

Exceptional, modern townhouse in a very convenient Aloha spot:

- Completely flat position – no hills
- Walking distance to Mercadona supermarket
- Very close to Aloha College
- Easy access to Puerto Banús (flat walk / short drive)

### **\*\*Key features:\*\***

- Best location within the urbanisation
- Brand-new smart lighting throughout the entire house – full control from your phone
- Impressive Dolby Atmos 9-speaker home cinema surround sound system in the living room
- Guest toilet + laundry area with tumble dryer on the lounge level
- Separate high-quality German “Schmits” kitchen including dining table for everyday meals
- Very bright and airy spaces with plenty of natural light

### **\*\*Large terrace (perfect for year-round use):\*\***

- Charcoal barbecue
- Extendable table + 6 chairs
- Brand-new sun blinds (over table + front side)
- Decorative flower beds with automatic irrigation

### **\*\*Upper floor:\*\***

- 3 good-sized bedrooms
- Main bedroom with modern ensuite bathroom
- Second double bedroom (currently used as guest room)
- Third bedroom currently set up as an office
- Separate family bathroom
- Ceiling fans in every room + air-conditioning available in all rooms for hot summer days

Very well-presented, modern and practical townhouse in one of the most convenient flat areas of Aloha.

Ideal for someone looking for comfort, technology, sound quality and easy day-to-day living without any slopes.

Available from 1st of May – serious tenants only.

Contact for viewing and terms.

Townhouse, Nueva Andalucía, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 170 m<sup>2</sup>, Terrace 20 m<sup>2</sup>.

Setting : Close To Port, Close To Town, Close To Schools, Close To Marina, Urbanisation.

Orientation : South.



Condition : Excellent, Recently Renovated.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden, Pool.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, WiFi, Ensuite Bathroom, Marble Flooring, Barbeque, Double Glazing, Fiber Optic.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Parking : Communal, Private.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Parking

Private  
Communal

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted