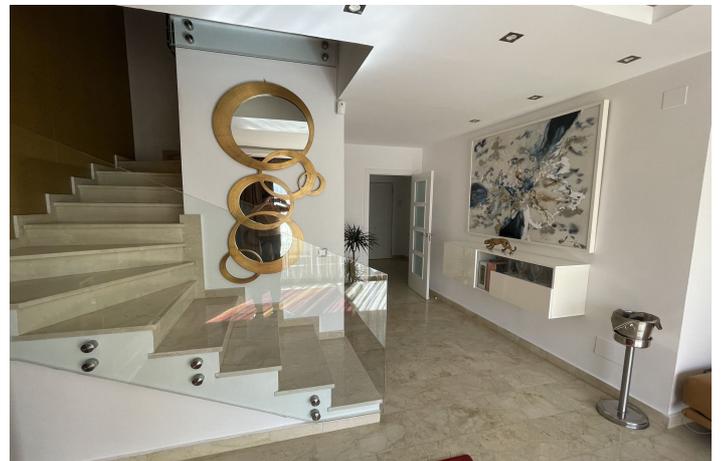




## Adosada en alquiler en Nueva Andalucía, Marbella

3.200 - 3.200 €

Referencia: R5325148    Dormitorios: 3    Baños: 3    Construido: 170m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Barbacoa  
Fibra óptica

### Vistas

Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario

### Orientación

Sur

### Posición

Cerca de Puerto  
Urbanización  
Cerca de Ciudad  
Cerca de Colegios  
Cerca de Marina

### Muebles

Completamente Amueblada

### Aparcamiento

Párking Privado  
Párking Comunitario

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Cocina

Cocina Equipada