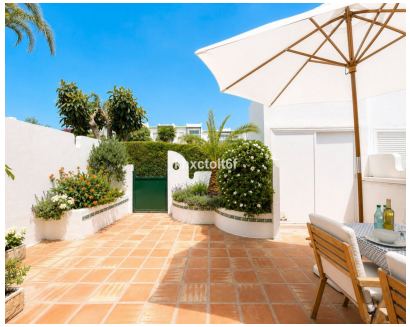
EK
ARBAT ESTATES

**Sales - House - Marbella**

**1.295.000€**

**www.arbatestates.com**
**+34 606 84 36 45**
**+34 602 51 80 97**
**info@arbatestates.com**











**Ref.-ID: R5392459** **Marbella** **House**

**Community: 4,788 EUR / year** **IBI: 1,373 EUR / year** **Rubbish: 185 EUR / year** **3** **3** **198 m2** **46 m2**

RARE OPPORTUNITY Charming Andalucian townhouse with amazing Golf & Sea Views – Next to Aloha Golf A unique opportunity to acquire a charming townhouse in a highly sought-after location, with Aloha Golf and Las Brisas Golf as your closest neighbours. The property offers a wonderful combination of Andalusian charm, spacious living areas, beautiful views, and excellent potential to personalise over time. Enjoy both a south-facing terrace with stunning views over the golf courses and the Mediterranean Sea, as well as a cosy courtyard full of authentic Spanish atmosphere. The entrance is through the charming courtyard, leading into the entrance hall and a modern Danish Invita kitchen fitted with all appliances. The townhouse is distributed over split levels, creating an exciting and spacious layout throughout the home. On the first floor, you will find two spacious bedrooms, both with en-suite bathrooms. One of the bedrooms has access to a private balcony where you can enjoy the morning sun together with beautiful views of the sea and golf course. A few steps down from the kitchen leads to the impressive living room featuring exceptionally high ceilings and abundant natural light. There is excellent potential to install skylights, enhancing the bright and airy atmosphere even further. On this level you will also find an additional room and a separate bathroom. From the living room there is direct access to the south-facing terrace, partly covered and perfectly positioned to enjoy the spectacular views. The property was renovated around 2015 and is ready to move into, while still offering plenty of opportunity to add your own personal touch over time. The community features a beautifully maintained swimming pool area with stunning views towards La Concha mountain. The pool was completely renovated in spring 2026 with elegant green Bali tiles, creating an exclusive resort-style atmosphere. A particularly rare and valuable feature is the private garage, as only very few units within the community include one. In addition, there is the possibility to take over a golf share at Aloha Golf. This is a truly special home for buyers seeking authentic Andalusian charm, breathtaking golf and sea views, and a prime Marbella lifestyle — whether as a permanent residence, holiday home, or investment property Video can be required .

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

**Parking**
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale