



## West-Facing Renovated Townhouse

1 450 000 € # R5348839

🛀 2 Baths

🛏 3 Beds

🏠 170 m<sup>2</sup>

🏡 70 m<sup>2</sup>

We can arrange any property that catches your eye.

+420 724 296 929 | +34 665 333 999

lucky@luckysol.eu



This fully renovated townhouse is in Aloha, Nueva Andalucía, in a quiet and well-maintained residential area. It offers a comfortable lifestyle and a private rooftop solarium.

It has 3 bedrooms, 2 bathrooms, 170 m<sup>2</sup> built, and 70 m<sup>2</sup> of terrace space. It faces west and enjoys a pleasant afternoon sun. The layout feels functional and welcoming. Inside, it has a spacious master suite, a separate walk-in closet, a laundry area, and ample storage space. It is ready to move in and uses high-quality materials. The home is furnished in a warm and elegant style.

Outside, it offers several terraces and a spacious private rooftop solarium. The solarium is ideal for relaxing or creating a chill-out area. The community is located in a well-maintained residential setting.

It is within walking distance of Aloha College. It is close to golf courses and international schools. Puerto Banús and the promenade are 10 minutes away by car.

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# Amenities

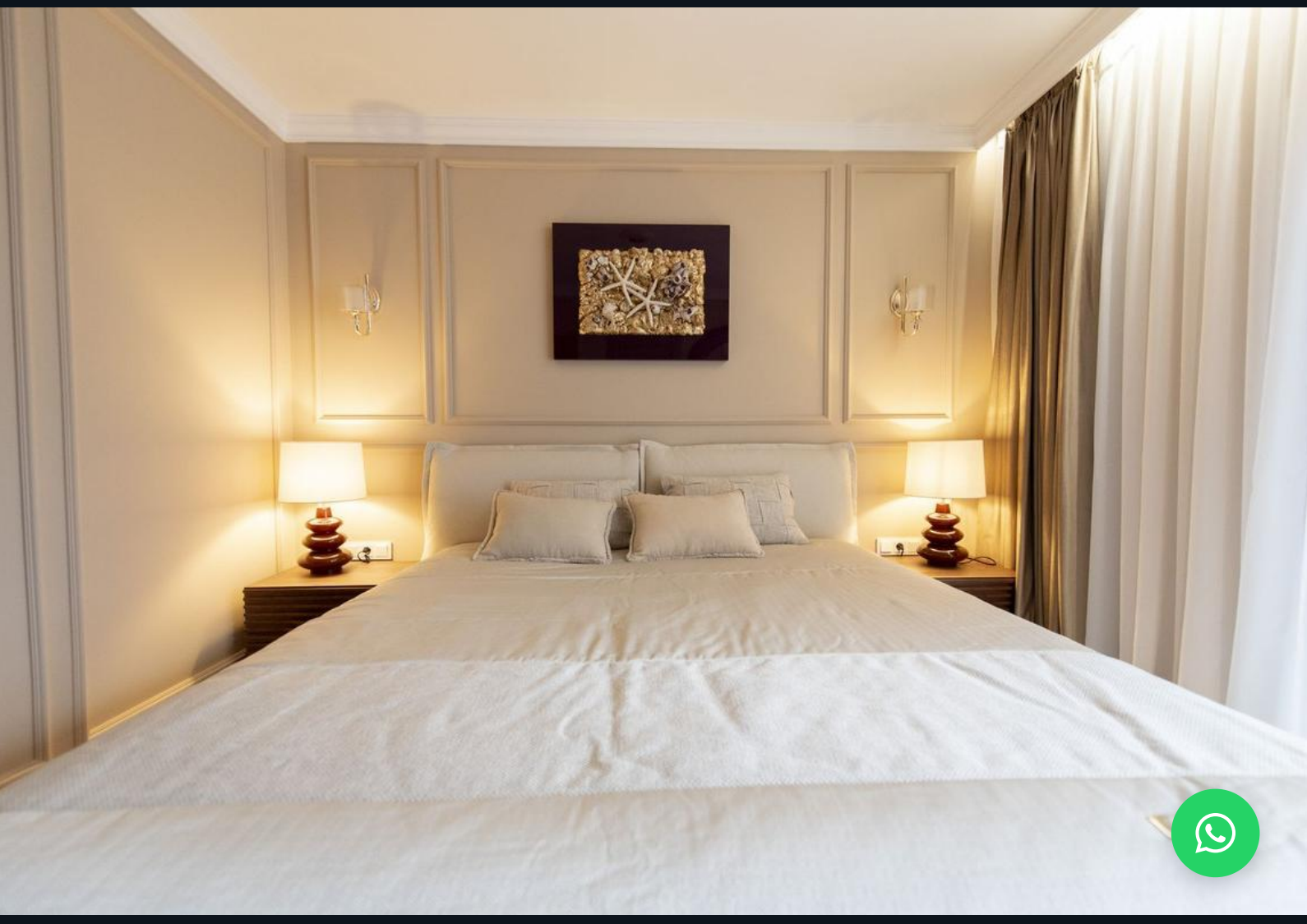
|  Services      |  Features         |  Location         |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Garage       |  Air Conditioning |  Beachside        |
|  Garden       |  Equipped Kitchen |  Close to schools |
|  Outdoor Pool |  Gated Community  |  Frontline Golf   |
|                                                                                               |  Terraces         |  Golf Views       |
|                                                                                               |                                                                                                    |  Mountain Views   |

# Total Purchase Costs

Get a complete understanding of your property purchase costs. Our breakdown covers the property price and all associated fees.

|                                                                                                                                                                                                  |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|  Property Price                                                                                                 | 1 450 000 € |
|  Property Transfer Tax (7%)  | 101 500 €   |
|  Lawyer Fees (1%)            | 14 500 €    |

















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