



# Picturesque frontline golf townhouse in the heart of the Golf Valley

Price: 1,795,000 €

Reference1: LS4742182 Bedrooms: 4 Bathrooms: 4 Plot Size: 0m<sup>2</sup> Build Size: 217m<sup>2</sup> Terrace: 151m<sup>2</sup>





## Location: Nueva Andalucía

This elegant townhouse offers abundant space, featuring an immense terrace with a covered gallery and glass railings for unforgettable al fresco barbecues with golf views. From this open space, a spiral staircase ascends to a spacious sun deck, perfect for soaking up the Mediterranean rays. Below, another terrace with a comfortable living area invites relaxation near the lawn. This stunning property also showcases expansive windows that frame one of Nueva Andalucía's most breathtaking and signature views: La Concha and the frontline of Aloha Golf, a course designed by renowned Spanish architect Javier Arana. A neutral color palette complements the use of noble materials like marble and wood, blurring boundaries between the spaces to enhance the experience of freedom in enjoyment. Inside, the layout promotes fluid movement, integrating a spacious living area with a dining space and an open kitchen equipped for social meal preparation. The kitchen, well-appointed with plenty of storage, features an island with bar seating for unforgettable moments. This floor also includes an elegant bathroom. To ensure rest and privacy, the bedrooms are located on the lower level at garden height. Two rooms with terrace access and golf course views share a comfortable bathroom clad in marble, while the master suite offers access to the terrace, an expansive walk-in closet, and a luxurious en-suite bathroom. Designed for enjoying good company, this property also includes an exclusive guest house, complete with a small kitchen, living area, and bathroom. The communal pool, set against a backdrop of majestic mountains, is perfect for refreshing dips amidst the stunning scenery. Year-round comfort is guaranteed, thanks to underfloor heating and centralized air conditioning. Solar panels further enhance the eco-friendly design of the home, while high-end finishes and home automation add a layer of sophistication. This residence captures the essence of the Mediterranean lifestyle within a prestigious community.

### Features:

#### Features

- Covered Terrace
- Private Terrace
- Fitted Wardrobes
- Solarium
- Guest Apartment
- Barbeque
- Domotics

#### Views

- Mountain Views
- Panoramic Views
- Garden Views
- Pool Views
- Golf Views

#### Pool

- Communal Pool

#### Category

- Resale
- Luxury

#### Orientation

- East

#### Setting

- Close To Golf
- Close To Shops
- Close To Schools
- Frontline Golf

#### Garden

- Private Garden

#### Climate Control

- Air Conditioning
- Central Heating
- U/F Heating

#### Condition

- Excellent

#### Security

- Electric Blinds