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Maison de ville en terrasse

Alhaurin Golf



Chambres: 3	Salles de bains: 0	M²: 145	Prix: 399 000 €
Statut: Vente	Type de propriété: Maison de ville en terrasse	Référence: R5153131	Publish date: 13.12.25

Vue d'ensemble:Located within a quiet and well-positioned community inside the sought-after Alhaurín Golf complex, on the southern side of Alhaurín el Grande, this attractive townhouse offers an excellent balance between peaceful living and superb connectivity. The property is just a seven-minute drive from the village and benefits from easy road access to Fuengirola, Mijas, Málaga and Marbella, as well as the surrounding coastal areas, making the location both convenient and highly desirable. The property is presented in excellent condition and is ready to move into, having recently benefited from several high-quality upgrades by the current owners. These include a stylish open-plan kitchen and modernised bathrooms throughout. The kitchen is a premium installation, with an original investment of approximately €30,000, and is fully fitted and equipped with all necessary high-end appliances. Distributed over two floors, the layout is practical, bright and inviting: Main floor: A spacious and light-filled living room with an electric feature fireplace and direct access to a private 17 m² terrace, offering lovely open mountain views. This level also features the fully fitted open-plan kitchen and a guest cloakroom. Upper floor: Three comfortable double bedrooms with built-in wardrobes, including a master bedroom with en-suite bathroom. The two

additional bedrooms share access to a sunny terrace, along with a modern family bathroom. One of the standout features of this property is the large open space located beneath the house, which currently forms part of the property's foundations and remains in full structural build. This area offers excellent potential to enlarge the property, subject to the buyer's needs, an additional investment, and the relevant planning permissions. Furthermore, according to the Alhaurín Golf community, there is also the possibility to create a lower decking terrace in front of the existing main terrace. This lower area is particularly private and surrounded by vegetation, enhancing the sense of seclusion, although some minor road noise should be taken into consideration. Additional features include air conditioning throughout, abundant natural light and a high degree of privacy. The community is well maintained year-round, offering attractive landscaped gardens and a communal swimming pool. The monthly community fee is €123. The property also includes a private allocated street parking space, with additional on-street parking available. Thanks to its townhouse format, manageable outdoor space and well-run community, this property requires very little maintenance and has relatively low running costs, making it an ideal choice as a family home or lock-up-and-leave holiday property. It is also well suited as a long-term rental investment, offering a practical layout, desirable location and strong year-round appeal. For further information or to arrange a viewing, please do not hesitate to contact us. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

Caractéristiques:

Piscine, Climatisation, None, None, Parking, Golf