



## TOWNHOUSE 3 BEDROOMS 2.5 BATHROOMS IN ALHAURIN GOLF

📍 Alhaurin Golf

REF# R5298613 €399,000

BEDS

3

BATHS

2.5

BUILT

135 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

### Alhaurín Golf 3 Bedroom Townhouse

An opportunity to purchase a generously sized, three bedrooms, two and a half-bathroom townhouse with two terraces located within one of the few private and gated communities the urbanisation has on offer. This stunning family home is clearly well-loved and maintained by its current owners who have updated and fully reformed the property throughout.

This move in ready property comprises of a large, open plan kitchen-living-dining floor leading to a bright and warm, covered, dining and lounge terrace with south to southwest facing views overlooking the mountain range of Alhaurín Golf, Barranco Blanco and beyond.

Off the dining and living room, there is a high quality, large and modern kitchen, fitted breakfast bar and all the modern appliances you could wish for. Of note is the family lounge area with a purpose-built

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entertainment wall and feature fireplace. The wide entrance hallway leads to the downstairs bathroom and storage areas to the left and right of the staircase.

The attractive staircase with portrait window, leads to the upper floor where you will find two double bedrooms and a family bathroom with slipper bathtub, and the large, primary bedroom with ensuite. The second terrace is accessed from the primary and second, double bedroom and offers equally stunning, far-reaching views. Each bedroom has built-in wardrobes offering generous storage space.

This fully upgraded property is heated and cooled by the ducted air conditioning system. The private and secluded community pool is a moment's walk away, as is the dedicated car parking space. There is opportunity to add an additional dining or sun terrace to the lower part of the garden area, and we are informed by the current owners that there is a basement of 6.7m by 3.8m below the lounge-dining room that could be extended into, accessed, with approval from the garden.

Alhaurín Golf is well placed for Mijas, La Cala, Fuengirola, Malaga Airport, Marbella and beyond. There are several beaches and golf courses within a 20-minute drive and an extensive number of restaurants in the local vicinity. Alhaurín Golf itself was designed by Severiano Ballesteros and is deemed a true test of golf.

Given the size, location and flexibility of the rooms and space overall, this is a property that could serve equally as a lock-up and leave holiday home or as a permanent living, family home and is without question, worthy of your time and consideration.



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