



Ideal renovated family semi-detached house for sale, located in Nueva Andalucia, Marbella, at walking distance to Puerto Banus
Marbella Area

🏠 House 📏 Plot 213 m² 🏠 Built 160 m² 🏠 Terrace 49 m² 🛏 3 🚿 2 # Ref. 135856

🏠 450.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not included purchase costs.

For Sale! Ideal renovated family semi-detached house, located in Nueva Andalucia, Marbella, at walking distance to Puerto Banus

PROPERTY HIGHLIGHTS:

- Walking distance to the beach and Puerto Banus
- Stone's throw away from supermarket, bars and restaurants
- Recently renovated
- Modern interior
- Large terraces
- 8 swimming pools in the community

This lovely 3-bedroom, 2,5-bathroom corner townhouse has recently been **completely renovated**. The location is ideal, either for a vacation home or permanent residency.

LOCATION:

This Andalusia style urbanization is **ideally located** as it is at **walking distance from many amenities** such as a supermarket, several restaurants and bars, a paddle tennis club, the Manolo Santana Tennis School, the gym and international schools.

The **urbanization is nice and calm and features 8 swimming pools** and communal gardens. The house is located at a **20 minutes' walk from the beach and the exclusive marina of Puerto Banus** with all its lovely restaurants, bars, beach clubs, high end boutiques the department store El Corte Ingles.

You are at a **1 minute drive away from the Nueva Andalucia Golf Valley** with at least 7 fabulous Golf courses and Club houses.

The centre of Marbella is at a 10-minute drive away.

THE PROPERTY:

This townhouse is **located on a corner** and it offers a porch at the entrance, a spacious terrace on the side of the house, perfect for children or a dog to play. In the back of the house there is a spacious garden/courtyard with dining room table and lounge area. All the outside space is newly tiled with white tiles. **All terraces are fenced in.**

There is a **garage with automatic door** with space for 1 car and storage and there is ample space on the street to park as well. The entrance hall is leading to an open plan living- dining area **with fireplace** and a beautiful open kitchen with modern white cabinets and black granite counter tops. Large glass doors leading to the spacious garden area. This area is **facing southeast**. There is a guest toilet on this level. Grey marble flooring with black tiled flooring in the kitchen and guest toilet.

On the 1st level we find the master suite with direct access to a nice terrace. New bathroom with walk-in shower. There are 2 further bedrooms on this level that share a bathroom, also with a walk-in shower.

All bedrooms have **fitted wardrobes** and have laminate flooring.

On the top level there is a terrace with garden en mountain views.

OTHER FEATURES:

- Electric operated blinds
- Alarm system
- Garage with remote control
- New full AC hot/cold

This property is offered to you exclusively by Costas & Casas Marbella



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