



**Adorable fully refurbished frontline golf townhouse for sale in Nueva Andalucia's golf valley, Marbella**

Marbella Area

🏠 House - 🏠 Built 120 m<sup>2</sup> 🏠 Terrace 45 m<sup>2</sup> 🚗 3 🚗 3 # Ref. 143212

🏠 478.000 €

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### PROPERTY HIGHLIGHTS

Frontline golf position, with stunning golf and mountain views  
In an exclusive golf and country club in Nueva Andalucía  
Recently fully refurbished Mediterranean style townhouse  
All amenities nearby

### THE LOCATION

**Sought-after location**, in a superior golf and country club in the heart of Nueva Andalucía's Golf Valley.

The townhouse enjoys a **frontline golf position**, offering stunning views over this superb course and the surrounding mountains. The community benefits from **2 large swimming pools**, tennis and squash courts, 24 h security and an excellent on-site restaurant.

**All amenities are nearby.** Puerto Banus is just a 5-minute car journey away, whilst the prestigious Golden Mile and Marbella's town centre are a 5 and 10 minutes' drive away respectively.

### THE TOWNHOUSE

Interior built size: 120m<sup>2</sup>  
Terraces: 45m<sup>2</sup>  
3 bedrooms (of which 2 en-suite)  
3 bathrooms

Charming, freshly refurbished townhouse in a Mediterranean style complex, and with a distribution as follows:

#### **Ground floor:**

Open plan dining and living area with fireplace  
Fully fitted kitchen  
Good size terrace with stunning views over the golf course and mountains  
Double bedroom  
Guest toilet

#### **Upper floor:**

Spacious en-suite master bedroom with fitted wardrobes  
Good size terrace  
En-suite guest bedroom with fitted wardrobes

### OTHER FEATURES

- Fully fitted kitchen
- Electric blinds
- Air conditioning for cooling and heating
- Parquet floors in bedrooms and bathrooms
- Fitted wardrobes
- Fireplace
- Sat TV
- Alarm
- BBQ corner



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