



Beautiful townhouse for sale with 3 bedrooms within walking distance of amenities and Puerto Banus in Nueva Andalucia, Marbella
Marbella Area

🏠 House - 🏡 Built 258 m² 🏡 Terrace 30 m² 🛏 3 🚿 3 # Ref. 152078

💰 495.000 €

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 include purchase costs.

Attractive townhouse in great location for sale within walking distance to local amenities and Puerto Banus in Nueva Andalucia, Marbella

This townhouse has been sold. We do have other townhouses and apartments for sale in this complex.
For an up-to-date overview of the available properties and/or an appointment for a viewing, please contact us!

HIGHLIGHTS

- Spacious terraced house with 3 bedrooms, several terraces and private garden
- Gated complex with garden and swimming pools
- Within walking distance of local amenities and even Puerto Banus
- Good rental possibilities

THE LOCATION AND THE COMPLEX

- In the Golf Valley of Nueva Andalucia.
- Just a few minutes' drive to the most prominent golf courses in the valley, namely Los Naranjos, Las Brisas and Aloha.
- Within walking distance of Puerto Banus and the beach via a flat road, so it is also easy to go for a pleasant bike ride along the Golden Mile, with its numerous beach restaurants and five star resorts, to the centre of Marbella.
- **At short walking distance of several local restaurants and a Supercor supermarket which is open 24/7, a mercadona supermarket and many local amenities.**
- Nueva Andalucia is a very popular destination and there are many excellent restaurants, tapas bars and tennis courts in this neighbourhood.
- The prestigious Aloha International College is also nearby.
- The complex is built in an Andalusian style.
- Communal gardens with beautiful swimming pool and sunbathe area

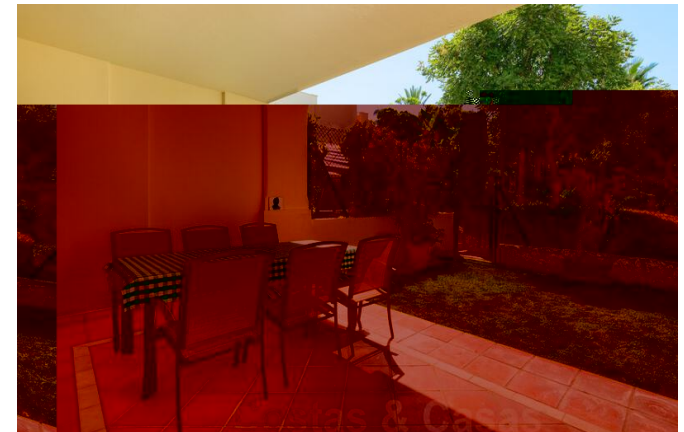
THE TOWNHOUSE

- Spacious townhouse with 3 bedrooms, 3 bathrooms and a guest toilet
- **Open plan living - dining room with fireplace with direct access to the covered terrace and private, fenced garden**
- Modern fully equipped kitchen with separate laundry area
- Guest toilet
- The first floor features the main bedroom suite and a guest bedroom suite
- On the 2nd floor there is another guest bedroom suite with access to an open terrace
- **Direct access to the garage for 1 car from the lower floor. There is a big storage space which could be closed in**

- **South facing**
- The house is perfect for a family and it also has excellent rental potential.

Other features:

- Cream marble flooring, wood flooring in the bedrooms
- Fireplace
- Alarm system
- Partial shutters
- **Central heating**
- Air conditioning
- Built in wardrobes



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