HI HOMES

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Townhouse for sale in Nueva Andalucía, Marbella

539,000 €

Reference: R5074087 **Bedrooms:** 3 **Bathrooms:** 3 **Build Size:** 160m^2 **Terrace:** 50m^2











Costa del Sol, Nueva Andalucía

INVESTMENT OPPORTUNITY! NUEVA ANDALUCIA, WALKING DISTANCE TO AMENITIES

Townhouse, located in Nueva Andalucía, is just a short walk from the beach in Puerto Banus and only a minute's drive from the shopping conveniences in Marbella. Situated in Altos del Rodeo, it offers exceptional potential, blending Marbella's classic Mediterranean style in a south and north facing property that is perfect for a full renovation. The property is also conveniently close to Puerto Banús, famous for its luxury boutiques and style-

The house comprises 170 m² of interior space, three terraces and two balconies in an area of 70 m², the townhouse provides combination of privacy and space in such a coveted location. Upon entering the townhouse, you're welcomed by a terrace that leads to a very spacious living room. This level also includes a full kitchen, a guest toilet, and a backyard that connects to one of the community's pool, which is almost exclusively for the use of residents.

The second floor features the master bedroom with an en-suite bathroom and a south-facing terrace. Two additional bedrooms, one with a large south-facing terrace, share a full bathroom with a shower. On the third floor, there's a roof terrace, offering the option to convert the space into a fourth bedroom if desired.

This property, located in one of Marbella's most prestigious residential areas, offers easy access to the golden beaches of Puerto Banús, renowned for its vibrant atmosphere and upscale shopping experiences. The neighborhood is well-known for its sporting facilities, including the prestigious Real Club de Padel Marbella and the nearby Aloha Golf Club, an 18-hole course perfect for golf lovers.

Shopping enthusiasts will appreciate the close proximity to Centro Plaza Marbella, a shopping center filled with boutiques, restaurants, and a lively local market, as well as El Corte Inglés in Puerto Banús.

Features:

Features
Covered Terrace
Near Transport
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Fitted Wardrobes

Orientation
North
South

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Garden

Setting
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Fair

Pool
Communal

Kitchen
Fully Fitted

Garden
Communal

Parking
Communal
Open

Utilities
Electricity

Category
Investment
Resale