



## Townhouse for sale in Nueva Andalucía, Marbella

539,000 €

Reference: R5074087   Bedrooms: 3   Bathrooms: 3   Build Size: 160m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## 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 m<sup>2</sup> of interior space, three terraces and two balconies in an area of 70 m<sup>2</sup>, 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	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Near Transport	South	Cold A/C
Private Terrace		Hot A/C
Satellite TV		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Views	Setting	Condition
Garden	Close To Port	Fair
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Kitchen	Garden
Communal	Fully Fitted	Communal
Parking	Utilities	Category
Open	Electricity	Investment
Communal		Resale