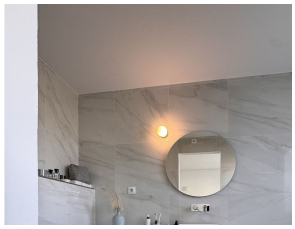
ALL IN real estates





Townhouse in Nueva Andalucía

Bedrooms	3	Bathrooms	3	Built	149m2	Plot	0m2

R5252899 **Townhouse** **Nueva Andalucía** **759.000€**

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía. This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley. The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course. Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment. With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden. The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants. A cosy, easy-living home in the heart of Marbella, offering exceptional value for money. The property has 149.46 m² of enclosed built area, distributed as follows: Entrance Floor: • Entrance hall with wardrobe • Kitchen • Living room ?• ?Dining ?room ?• ?Guest toilet • ?Terrace ?• Staircase connecting to the ?upper floor Upper ?Floor: •

?Three ?bedrooms (master en-suite) • ?Two ?bathrooms ?• ?Hallway ?• ?One ?terrace

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Marble Flooring	Private Terrace	Satellite TV
Storage Room	WiFi	