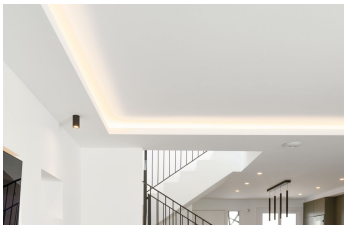
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Townhouse in Nueva Andalucía

Bedrooms	3	Bathrooms	4	Built	173m2	Plot	0m2

R5407603	Townhouse	Nueva Andalucía	995.000€

Comfort and technology have been thoughtfully integrated throughout the property. Underfloor heating is installed on the ground floor and in the upstairs bathrooms, while a Daikin air conditioning system with Airzone motorised grilles allows independent climate control across four separate zones. Lighting, heating, air conditioning, and alarm systems can all be controlled directly from your phone, offering effortless modern convenience at every level. A professional Unifi network system ensures fast and reliable WiFi coverage throughout the entire home. Upstairs, the property offers three well-proportioned bedrooms and two stylish bathrooms, designed with high-quality materials and refined contemporary finishes. The master bedroom provides a calm and private retreat, while the additional bedrooms offer flexibility for family living, guests, or working from home. One of the key features of the property is the impressive rooftop terrace of approximately 40 m², offering a private space to entertain, sunbathe, or unwind while enjoying the open surroundings and Marbella sunshine. The home also benefits from two private parking spaces located in separate garages, as well as a storage room of approximately 7 m². Balcón de Golf is a well-established residential community in the heart of Nueva Andalucía, known for its peaceful setting and close proximity to renowned golf courses, international schools, restaurants, beaches, and the marina of Puerto Banús. The community is currently undergoing a significant renovation project focused on the façades and structural elements, ?further ?enhancing ?the ?long-term ?value and

appeal ?of ?the development. This is an exceptional ?opportunity to ?acquire a ?fully ?modernised townhouse in one ?of ?Marbella’s ?most ?convenient ?and ?established ?locations.

Ensuite Bathroom	Ensuite Bathroom	Near Transport