



## TOWNHOUSE 3 BEDROOMS 3 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4652206 €496,000

BEDS

3

BATHS

3

BUILT

140 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

### OPPORTUNITY FOR INVESTORS!

This townhouse constitutes an excellent investment opportunity, with its two-story layout and a number of desirable features, located in a gated community with a communal pool.

On the ground floor, there is a large 50m<sup>2</sup> garden and an elevated open terrace, perfect for enjoying the outdoors and sunny weather.

The interior has a spacious living-dining room, ideal for entertaining and family life. The open plan kitchen has been recently refurbished, offering a modern and functional space for cooking and socialising.

Additionally, there is a guest toilet for added convenience and a small storage room taking advantage of the stairwell, providing additional space for storage.

# BROMLEY ESTATES

*Marbella*

On the upper floor, there are three bedrooms, which offers enough space for a family or guests. Two full bathrooms ensure the comfort of residents. Additionally, there is a small covered terrace, which offers an intimate space to relax outdoors.

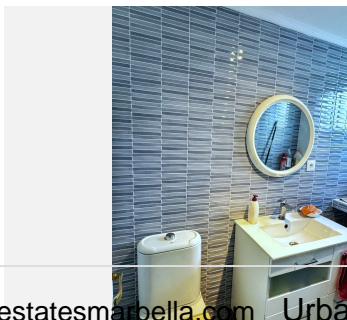
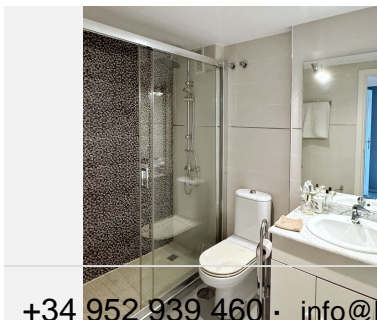
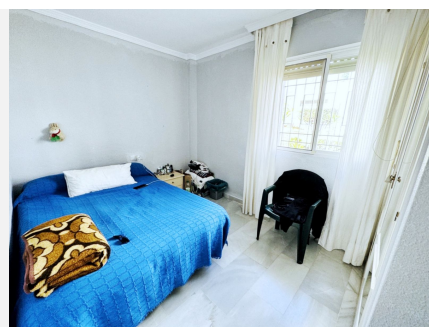
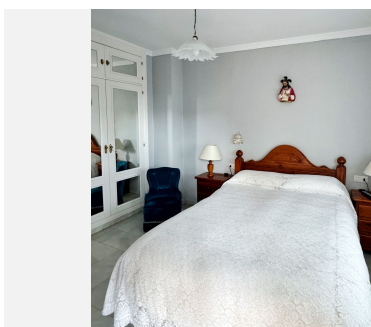
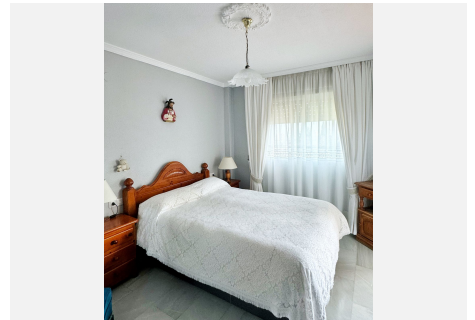
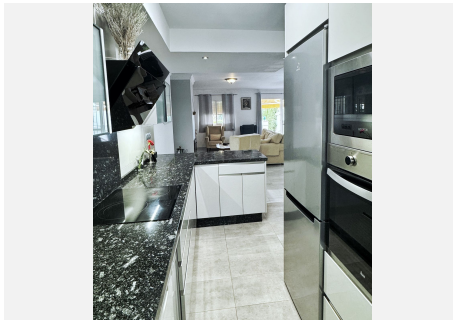
The south orientation guarantees abundant natural light throughout the house, creating a bright and welcoming atmosphere.

The privileged location in a quiet area, but close to shops, adds value to the property. Additionally, the gated community offers a safe and private environment for residents, with the added bonus of a community pool to enjoy on sunny days.

The proximity to the prestigious Puerto Banús, just 5 minutes by car, makes it an even more attractive option for those seeking a cosmopolitan and exclusive lifestyle.

The price of the house includes two parking spaces, which provides convenience and security for residents who own vehicles.

In short, this townhouse offers a perfect combination of modern amenities, prime location, and a communal setting with swimming pool, making it a very attractive option.





# BROMLEY ESTATES

*Marbella*

