

# BROMLEY ESTATES

*Marbella*



## TOWNHOUSE 3 BEDROOMS 3.5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4803706 €695,000

BEDS

3

BATHS

3.5

BUILT

283 m<sup>2</sup>

Welcome to the charming El Palmeral! We are delighted to introduce this cosy 3-bedroom townhouse for sale in an ideal location in Nueva Andalucía. If you are looking for a property for sale that has walking distance to amenities, this is a fantastic option!

This is a spacious 3-bedroom townhouse built over 3 levels:

Entrance level: Open plan totally refurbished kitchen as you enter. To the left you find the guest toilet. Straight ahead you will find the combined dining and living room leading out to a cosy terrace. We love that the living room offers a fireplace. This terrace is totally south facing and by a few steps it leads you out to the mature lovely community garden and pool area.

1st floor: Two spacious bedrooms; each with in-suite bathroom and master with a little terrace.

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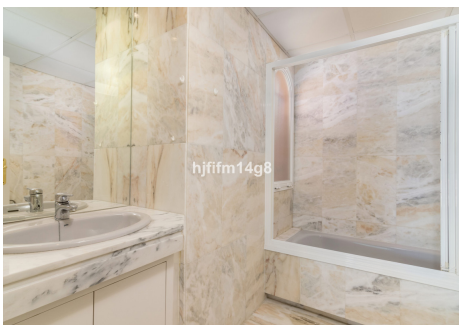
The other bedroom offers extra little space for a desk or storage.

2n floor: At this level you find the 3rd bedroom en-suite. From this level you have access to yet another two terraces. The main roof top terrace with BBQ and lovely views facing south. The other facing east and views to the La Concha mountain.

One amazing feature of this townhouse is that it offers its private garage. Ideal not only for the car, but bikes, golf buggy or simply normal storage.

The location is fantastic! Ideally located in a quiet residential urbanisation with walking distance to Aloha Gardens, Centro Plaza and Puerto Banus! This location suits both full time and holiday living perfectly as you have walking distance to amenities.

The complex consists of 46 charming townhouses built in a horseshoe shape around the mature gardens. El Palmeral is a very private residential area and has 3 communal swimming pools, a heated outdoor jacuzzi, as well as a sauna and gymnasium.



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