



## MESTSKÝ DŮM 2 LOŽNICE

📍 Nueva Andalucía

**REF# R4723753 – 369.995€**

IBI

848 €/YEAR

Garbage

92 €/YEAR

Community

1056 €/YEAR



2

Ložnice



2.5

Koupelny



88 m<sup>2</sup>

Built



38 m<sup>2</sup>

Terrace

Charming townhouse with mountain views and tons of character in a ultra convenient location.

This three storey townhouse with 88 m2 inside plus 38 m2 of terraces has two en suite bedrooms is perfect

for either vacations or full time living. There are five separate outdoor areas with private terraces to the front and rear of the house, a spacious roof terrace and also private terraces off both of the first floor bedrooms. The house benefits from many original features including stylish wooden door and window fittings, feature fire places, marble and terracotta tiling and high ceilings. The original bathrooms maintain the traditional character of this Andalucian style property and are in full working order. The kitchen is fully operational and could be modernised to suit the personal taste of the buyer.

The location of the house is a huge attraction as you can easily walk or cycle to Puerto Banus, the beach and the paseo maritimo directly along the pedestrian walkway, its just a 15 minute walk or a 5 minute cycle, traffic free and safely accessible day or night. The Marbella Real Padel Club is a two minute walk, as well as other local supermarkets and restaurants nearby. San Pedro de Alcantara is a five minute drive or a 15 minute walk and you have Nueva Andalucia and the golf Valley in your neighbourhood. This house is central to everything and a perfect base for your Marbella lifestyle.

This is a well established and popular gated community, in a brilliant location, convenient for everything but still peaceful and tranquil with La Concha views. You can choose from different community swimming pools, the nearest is just a few steps away from your back gate and you also have a community car parking area.









