



## TOWNHOUSE WITH 4 BEDROOMS

📍 Nueva Andalucía

**REF# R4779859 – 599.950€**

IBI

1060 €/YEAR

Garbage

90 €/YEAR

Community

1200 €/YEAR



4  
Beds



3  
Baths



146 m<sup>2</sup>  
Built



40 m<sup>2</sup>  
Plot



25 m<sup>2</sup>  
Terrace

RENTED AND GENERATING A 4.4% YIELD PER ANNUM.

Stunning property in a super location convenient for walking to Aloha College, Puerto Banus, Dama de

Noche Golf, local shops and restaurants. A very popular location for families and investors.

This house has 4 bedrooms spread over 3 floors and is in a very good condition with a reformed new modern kitchen.

At the front of the house you will find parking for a car behind an electric gate and a front terrace. The living accommodation is open plan with a feature fireplace in the living room separating the living room and dining area both of which have doors leading onto a terrace and garden area. The garden has a gate leading out to the communal garden which leads to the communal swimming pool. The kitchen is modern and fully fitted with a window overlooking the front of the house and a door leading to the front terrace. In addition there is a guest WC on this level.

Upstairs you will find the master bedroom with en suite and doors leading to a lovely terrace. There is another guest bedroom on this level with access to the terrace and a 3rd guest bedroom and a family bathroom. Up another flight of stairs you will find a large bedroom with vaulted ceilings and a shower room. There is also a terrace on this level with stunning views of La Concha Mountain.

This property has the LPO and the tourist license in place.





