



## TOWNHOUSE WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4887970 – 375.000€**

IBI

1100 €/YEAR

Garbage

184 €/YEAR

Community

1560 €/YEAR



3

Beds



3.5

Baths



177 m<sup>2</sup>

Built



70 m<sup>2</sup>

Terrace

Located in Nueva Andalucía, just a short walk from the golden shores of Mistral Beach and a minute's drive from the local shopping options of San Pedro de Alcántara, this townhouse in Altos del Rodeo offers unrivaled possibilities. It combines the charm of Marbella's Mediterranean architecture in a south-facing

property, which is ideal for a complete renovation.

It features quick access to Puerto Banús, renowned for its luxury boutiques and vibrant nightlife.

With 240 m<sup>2</sup> built, including a generous 170 m<sup>2</sup> of interior surface area, 2 patios and 70 m<sup>2</sup> terraces, the townhouse offers a level of privacy and space often sought but rarely found in such a privileged location.

Upon entering the first floor, you are greeted by an elegant patio and porch entrance that leads to a living area with different environments. On that level, we also find a full kitchen and a guest toilet, as well as a backyard with access to one of the several community pools in the urbanization, whose use is practically exclusive.

Upon ascending to the second floor, we find the master bedroom, with an en-suite bathroom and a south-facing terrace. 2 bedrooms, one with a large terrace also facing south, both share a full bathroom with a shower.

On the third floor of the roof terrace, we find another full bathroom and access to the solarium, everything prepared in case you prefer to make a fourth bedroom there.

Esta propiedad y su magnífica ubicación en Nueva Andalucía, una de las mejores zonas residenciales de Marbella, le permite un fácil acceso a las playas doradas de Puerto Banús, renombradas por su ambiente vibrante y sus experiencias comerciales de gama alta. El barrio es conocido por sus instalaciones deportivas, incluyendo el prestigioso Real Club de Padel Marbella y el cercano Aloha Golf Club, un campo de 18 hoyos perfecto para los amantes del golf.

Los entusiastas de las compras apreciarán la proximidad al Centro Plaza Marbella, un centro comercial lleno de boutiques, restaurantes y un vibrante mercado local, y El Corte Inglés Puerto Banús.



