



## TOWNHOUSE WITH 4 BEDROOMS

📍 Nueva Andalucía

**REF# R4909336 – 489.000€**

IBI

1145 €/YEAR

Garbage

184 €/YEAR

Community

1680 €/YEAR



4  
Beds



2.5  
Baths



172 m<sup>2</sup>  
Built



45 m<sup>2</sup>  
Terrace

Great townhouse in the Urbanisation of Altos del Rodeo in Nueva Andalucía just a short walk from the famous Real Club Padel Marbella. The property is conveniently located between Puerto Banus and San Pedro with only a 1km walk to the beach. On the entrance level you have a front patio where you enter the house into an open plan living and dining area with access to the back patio with a nice outdoor seating area. Also on the same level you will find a modern kitchen and a guest WC. On the first floor you will find 3

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bedrooms each with a small balcony, 2 bedrooms share a bathroom. The master bedroom has its own en-suite bathroom. All bedrooms have built in wardrobes. On the second floor you will find the fourth bedroom (currently used as an office) with a solarium to sunbathe or to enjoy the sea views. Rental license in place.

