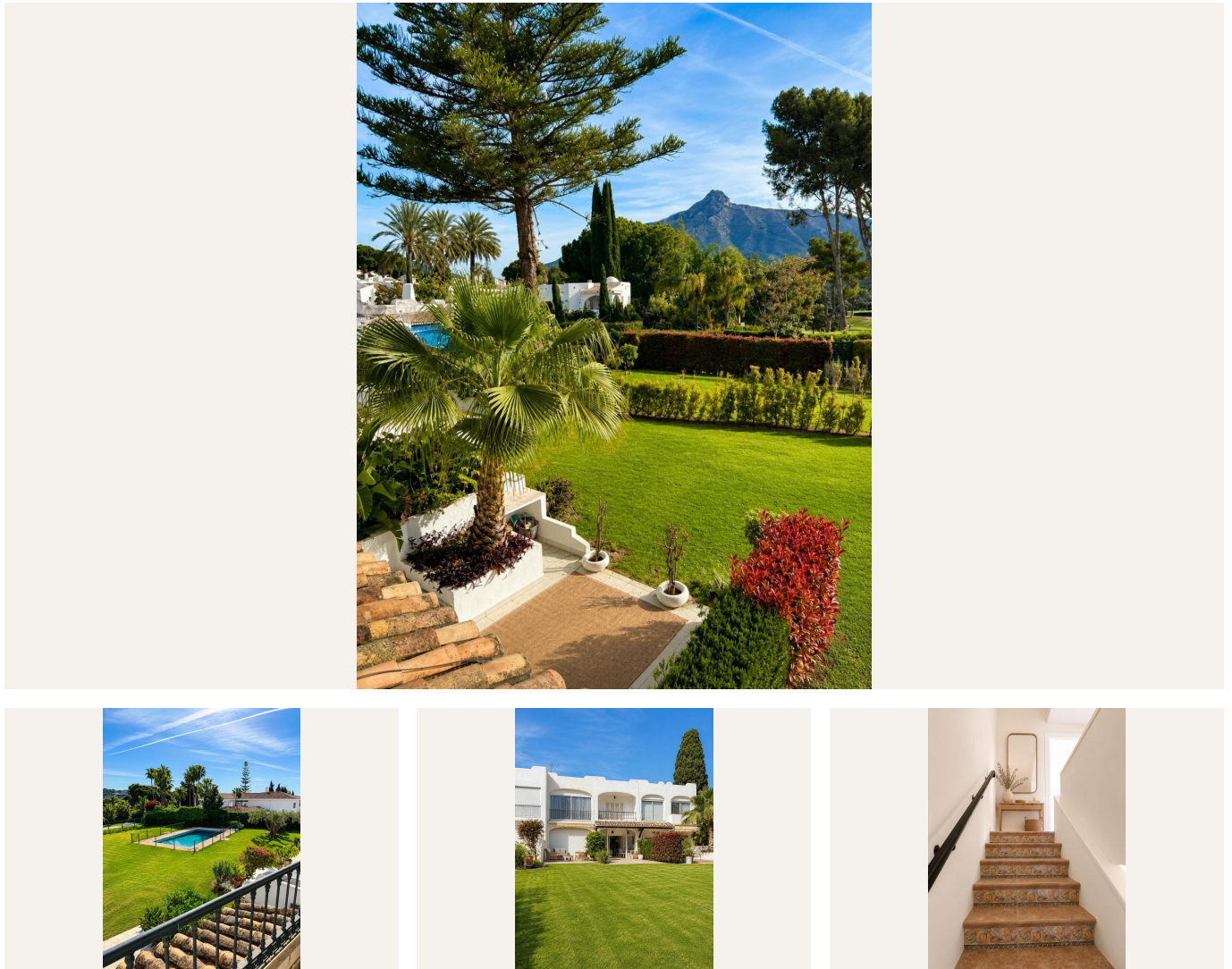


Townhouse in Nueva Andalucía

€749,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 3 | Plot: 250 m² | Built: 117 m² | Terrace: 30 m²



Overview

Charming townhouse located in the sought-after Peñablanca community in Aloha - Golf, Nueva Andalucía, one of Marbella's most established residential areas.

The property enjoys an excellent location, combining a peaceful setting with the convenience of having shops, restaurants, golf courses and everyday amenities close by. Puerto Banús, Marbella and the surrounding leisure areas are also within easy reach.

Distributed over two floors, the townhouse offers 3 bedrooms, 3 bathrooms and a total of 3 terraces, providing a comfortable and practical layout with pleasant outdoor spaces. (Can be easily converted to a 4 bedroom townhouse).

The community features beautiful landscaped gardens and a communal swimming pool, creating a private and relaxing environment. The property also includes parking and a storage room.

With its desirable location and excellent potential for a stylish contemporary refurbishment, this townhouse is ideal as a permanent residence, holiday home or investment property.

A great opportunity in the heart of Nueva Andalucía, offering tranquillity, convenience and easy access to all amenities Marbella has to offer.

*Some pictures (with marks) are AI enhanced before/after

Amenities

Setting: Frontline Golf, Commercial Area, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation

Orientation: East, South East, South, South West, West

Condition: Good, Fair

Pool: Communal, Room For Pool, Children`s Pool

Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, Fireplace

Views: Sea, Mountain, Golf, Panoramic, Garden, Pool, Street

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Paddle Tennis, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Barbeque, Double Glazing, Restaurant On Site, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted

Garden: Communal, Private

Security: Gated Complex, Entry Phone, Alarm System, 24 Hour Security, Safe

Parking: Garage, Covered, Open, Street, More Than One, Communal, Private, EV charge point

Utilities: Electricity, Drinkable Water

Category: Bargain, Golf, Holiday Homes, Investment

Taxes & Fees

IBI: €678 per year

Rubbish: €160 per year

Contact

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