

# Townhouse in Nueva Andalucía

€695,000

Nueva Andalucía, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 98 m<sup>2</sup> | Terrace: 18 m<sup>2</sup>



## Overview

Renovated 2-Bedroom townhouse with garden and terrace in Peñablanca in Nueva Andalucía.

Set in the traditional residential community of Peñablanca, in the heart of Nueva Andalucía's prestigious Golf Valley, this charming and fully renovated townhouse offers a peaceful setting surrounded by lush greenery, with a private garden and terrace.

ty has been refurbished to a high standard, and its bright, welcoming interiors are ready to move into. The living area features a cosy fireplace, ideal for the cooler months, and opens onto the outdoor space. The terrace and garden are perfect for al fresco dining, relaxing in the sunshine and entertaining family and friends.

The home offers two comfortable bedrooms, providing a practical layout for a permanent residence, a holiday home

or a rental investment.

The community is well maintained, with attractive communal gardens and a communal swimming pool.

Peñablanca combines a tranquil atmosphere with an excellent location. The vibrant lifestyle of Puerto Banús and its sandy beaches are just a five-minute drive away, and everyday amenities, including supermarkets, are close by. The prestigious Aloha College Marbella is also nearby.

Golf lovers will appreciate being in the heart of Nueva Andalucía's renowned Golf Valley, minutes from courses such as Real Club de Golf Las Brisas, Los Naranjos Golf Club, Aloha Golf Club and Magna Marbella Golf.

Marbella town centre is approximately a 10-minute drive away, Estepona around 20 minutes, and Málaga International Airport approximately 50 minutes by car.

With Marbella's renowned microclimate, offering mild winters, warm summers and more than 320 days of sunshine a year, this townhouse is an appealing choice in one of the Costa del Sol's most sought-after residential areas.

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## Amenities

Setting: Frontline Golf, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Communal Pool

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

Views: Sea Views, Mountain Views, Panoramic Views, Garden Views, Pool Views, Urban Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Solarium, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Barbeque, Double Glazing

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex

Parking: Underground Parking, Garage, Covered Parking, Multiple Parking Spaces, Private Parking

Utilities: Electricity, Drinkable Water, Telephone

Category: Golf, Holiday Homes, Investment, Luxury, Resale, Contemporary

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## Taxes & Fees

Community: €0 per year

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## Contact

### Purcell Properties

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[https://purcellproperties.es/property/R5528446\\_townhouse-nueva-andalucia/](https://purcellproperties.es/property/R5528446_townhouse-nueva-andalucia/)