Townhouse in Nueva Andalucía

€695,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 164 m² | Terrace: 33 m²

Overview

Renovated Corner Townhouse with Private Terrace Near Puerto Banús – Community Allows Holiday Rentals!

This recently renovated corner townhouse offers 3 bedrooms, an inviting open-plan living area and a private terrace with direct access to the communal gardens and pool. All in a great location, just minutes from Puerto Banús and within walking distance of the beach.

The home is spread over two floors, with the ground floor designed for socialising and easy indoor-outdoor living, while upstairs offers a more private space with three bedrooms.

On the ground floor, the open-plan layout brings together the kitchen, dining and living areas, creating a bright and

welcoming space with room for family and friends. The large, modern kitchen offers plenty of storage, including a spacious corner pantry cabinet, Siemens and Samsung appliances, an integrated dishwasher and a kitchen island with a built-in wine cooler and hob with integrated extractor.

From the living area, you have direct access to a 33 m² private terrace, perfect for outdoor dining and BBQs, relaxing or enjoying the sunshine. The terrace also opens directly onto the communal gardens and swimming pool, making it easy to enjoy the outdoor spaces.

The ground floor also has a bathroom with shower and washing machine, and the home benefits from a water filtration system providing filtered and drinkable water throughout the house.

Location, location, location! The beach is just 1.4 km away, with Mistral Beach only a 15-minute walk from the property. Puerto Banús is just a short drive away, and the A-7 is only a couple of minutes away, making it easy to reach Marbella, San Pedro and the rest of the coast.

For everyday convenience, you have a Supercor Express supermarket with long opening hours and restaurants right next to the urbanisation.

The community Agrupadas IX has recently voted to allow holiday rentals, making the property an interesting option for buyers looking for rental potential. The townhouse does not currently have a tourist rental licence, which would need to be applied for by the buyer.

Whether you are looking for a holiday home, a permanent home in the sun or a rental investment, this townhouse is well worth a viewing!

Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina

Orientation: East Facing, West Facing

Condition: Excellent Condition

Pool: Communal Pool

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

Views: Garden Views, Pool Views

Features: Fitted Wardrobes, Private Terrace, WiFi, Double Glazing

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden, Easy Maintenance Garden

Security: Gated Complex

Parking: Street Parking

Utilities: Electricity, Drinkable Water

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

Taxes & Fees

IBI: €941 per year

Rubbish: €232 per year

Contact

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