

## 4 bedroom Townhouse for sale in Nueva Andalucia, Málaga

649,950€






Marbella, Nueva Andalucia Beach Side

Next to Puerto Banus and a few meters from the beach. Due to its size, condition and price this townhouse is an amazing purchase/investment for someone looking for a home in this beautiful residential area.

The home features two floors, with a spacious 30 m<sup>2</sup> terrace on the ground floor that overlooks the pool, along with a nice living area complete with an open fireplace. The kitchen and a guest bathroom are also located on this level. On the first floor, you'll find four bedrooms, two of which are ensuite, while the other two share a large bathroom. Each bedroom offers ample wardrobe space, and with some modifications, there is potential to extend the bedrooms and bathrooms. The kitchen could easily be transformed into a modern open-plan design. An underground parking space is included.

This gated community boasts numerous advantages, including proximity to the beach, a large Carrefour supermarket within walking distance, and easy access to beachside restaurants, as well as the charming towns of San Pedro and Puerto Banús. Public transport is conveniently nearby for those without a car, and the property also includes a garage space.

This townhouse represents an exceptional investment opportunity, especially considering that beachside properties in this area rarely sell for under €1 million.

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|---|---|--|
|  4 bedrooms |  4 bathrooms |  128m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Commercial Area   | <input checked="" type="checkbox"/> Beachside   | <input checked="" type="checkbox"/> Close To Port  |
| <input checked="" type="checkbox"/> Close To Shops  | <input checked="" type="checkbox"/> Close To Schools  | <input checked="" type="checkbox"/> Close To Marina  |
| <input checked="" type="checkbox"/> South   | <input checked="" type="checkbox"/> North   | <input checked="" type="checkbox"/> Good   |
| <input checked="" type="checkbox"/> Communal Pool   | <input checked="" type="checkbox"/> Air Conditioning  | <input checked="" type="checkbox"/> Hot A/C  |
| <input checked="" type="checkbox"/> Cold A/C  | <input checked="" type="checkbox"/> Garden  | <input checked="" type="checkbox"/> Urban  |
| <input checked="" type="checkbox"/> Near Transport  | <input checked="" type="checkbox"/> Ensuite Bathroom  | <input checked="" type="checkbox"/> Private Terrace  |
| <input checked="" type="checkbox"/> Double Glazing  | <input checked="" type="checkbox"/> Utility Room  | <input checked="" type="checkbox"/> Marble Flooring  |



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