



R4652206

📍 Nueva Andalucía

REF# R4652206 496.000 €

BEDS

3

BATHS

3

BUILT

140 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

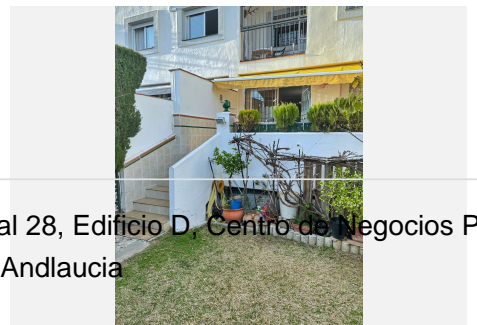
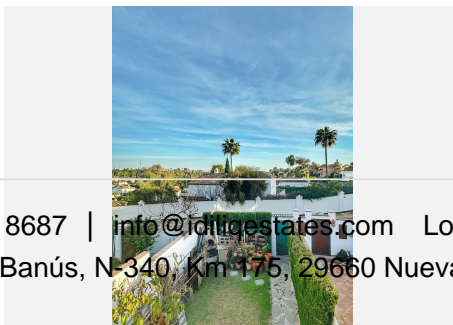
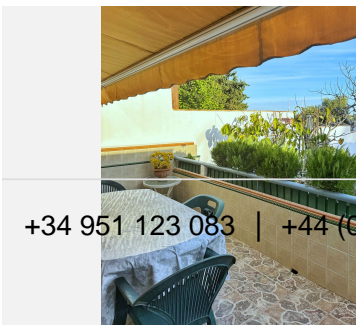
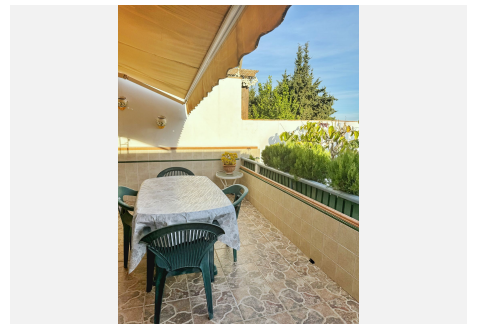
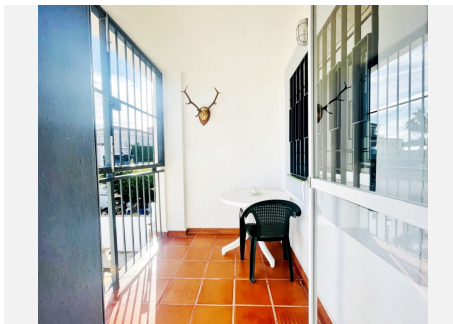
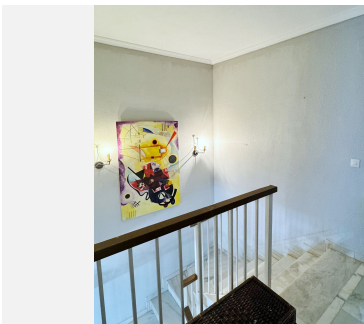
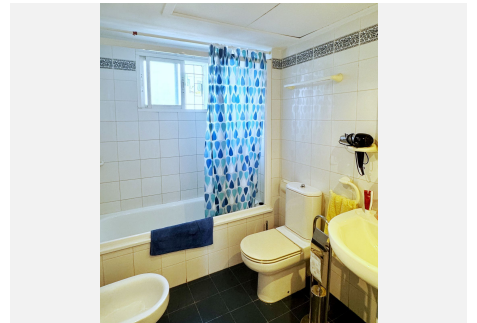
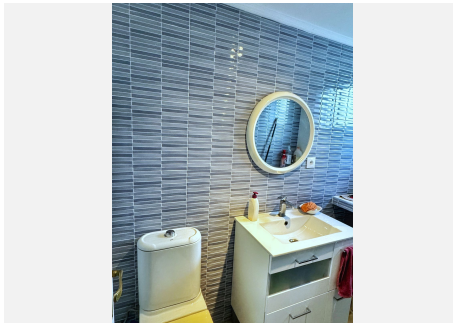
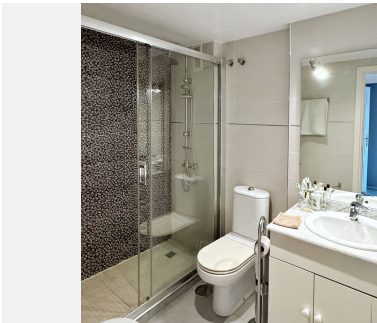
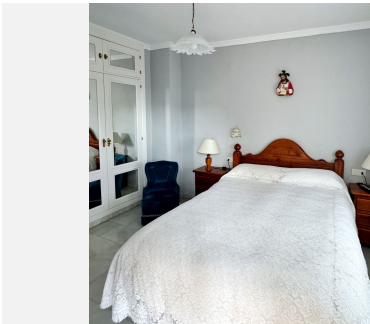
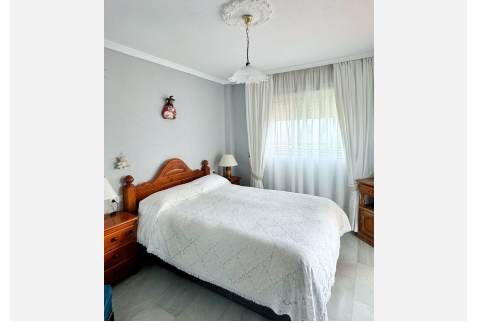
**OPPORTUNITY FOR INVESTORS!** This townhouse constitutes an excellent investment opportunity, with its two-story layout and a number of desirable features, located in a gated community with a communal pool. On the ground floor, there is a large 50m<sup>2</sup> garden and an elevated open terrace, perfect for enjoying the outdoors and sunny weather. The interior has a spacious living-dining room, ideal for entertaining and family life. The open plan kitchen has been recently refurbished, offering a modern and functional space for cooking and socialising. Additionally, there is a guest toilet for added convenience and a small storage room taking advantage of the stairwell, providing additional space for storage. On the upper floor, there are three bedrooms, which offers enough space for a family or guests. Two full bathrooms ensure the comfort of residents. Additionally, there is a small covered terrace, which offers an intimate space to relax outdoors. The south orientation guarantees abundant natural light throughout the house, creating a bright and welcoming atmosphere. The privileged location in a quiet area, but close to shops, adds value to the property. Additionally, the gated community offers a safe and private environment for residents, with the added bonus of a community pool to enjoy on sunny days. The proximity to the prestigious Puerto Banús, just 5 minutes by car, makes it an even more attractive option for those seeking a cosmopolitan and exclusive lifestyle. The price of the house includes two parking spaces, which provides convenience and

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security for residents who own vehicles. In short, this townhouse offers a perfect combination of modern amenities, prime location, and a communal setting with swimming pool, making it a very attractive option.



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