



## TOWNHOUSE 3 BEDROOMS 2.5 BATHROOMS IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R5359345 550.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2.5	130 m <sup>2</sup>	100 m <sup>2</sup>	70 m <sup>2</sup>

? Comfortable Three-Bedroom House in Nueva Andalucía

A bright and comfortable three-bedroom home located in Nueva Andalucía — just a 5–10 minute drive or about a 40-minute walk from Puerto Banús and the beach.

The renowned Los Naranjos Golf Club is right nearby.

The house offers a private garden and dedicated parking space, in a great location close to shops, restaurants, and all essential amenities.

Layout

Ground Floor:

Spacious and sunny living room with a fireplace, Smart TV, and direct access to a private terrace and garden.

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Fully equipped separate kitchen.  
Guest toilet.

## First Floor:

Master bedroom with a large double bed and en-suite bathroom (bathtub + bidet).  
Second bedroom (the largest) with two single beds on a mezzanine level.  
Third bedroom with a double bed (can be separated into two singles).  
Second bathroom with a bathtub.

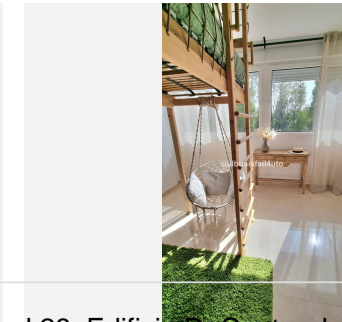
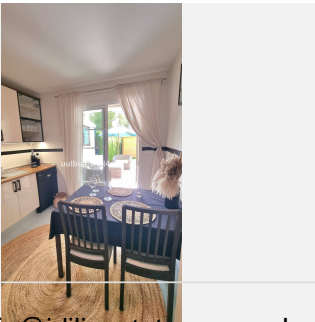
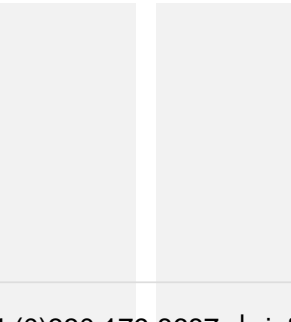
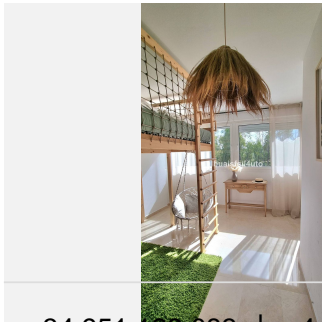
## Outdoor Areas

Spacious private garden with a sunny terrace.  
Gated parking for one car, plus an additional parking space in front of the house.  
Access to a large communal pool (usually quiet and not crowded).  
Shared green area, perfect for games, sunbathing, or relaxing outdoors.

## ?? Amenities

Individually controlled A/C (hot and cold) in each room  
Wi-Fi  
Smart TV  
Alarm system  
Private garden and terrace  
Private parking  
Communal pool and green areas

Shops and restaurants are within a 15-minute walk, making this the perfect location for both relaxation and convenience.



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