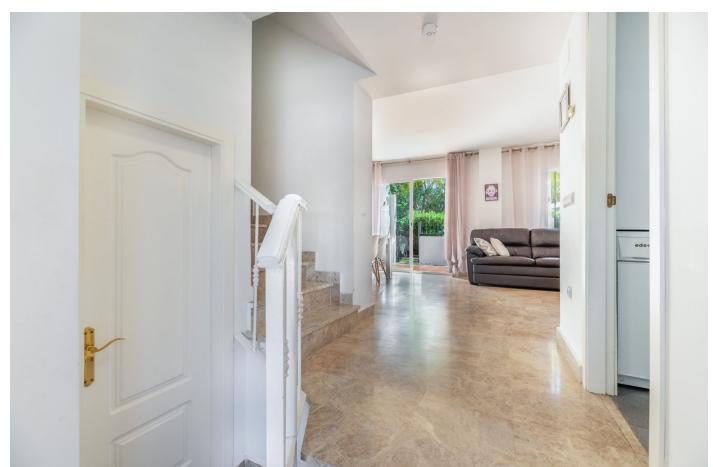




## Beautifull & charming townhouse with great investment potential, Nueva Andalucia

**Price: 535,000 €**

Reference1: LS50121   Bedrooms: 3   Bathrooms: 3   Plot Size: 0m<sup>2</sup>   Build Size: 156m<sup>2</sup>   Terrace: 26m<sup>2</sup>





## Location: Nueva Andalucía

Just a short stroll from the iconic Puerto Banús, this beautifully presented three-bedroom townhouse offers the perfect blend of charm, comfort, and investment potential. Set in a peaceful, well-maintained community, it provides an ideal retreat while keeping you close to the best of Marbella's vibrant lifestyle. The ground floor welcomes you with a bright, open-plan living space, where large glass doors allow natural light to pour in. These lead out to a private terrace and garden, seamlessly connecting to the lush communal gardens and a pristine swimming pool—a perfect spot to relax and unwind. For cooler evenings, the cozy fireplace in the living area creates a warm and inviting atmosphere. The fully fitted kitchen is designed for practicality and style, complete with a separate laundry area. Upstairs, the master bedroom opens onto a private balcony with lovely mountain views—an ideal place for a peaceful morning coffee. A highlight of the home is the spacious rooftop solarium, perfect for summer barbecues, evening drinks, or simply soaking up the sun. With a tourist license already in place, this property presents a fantastic opportunity for those looking to generate short-term rental income while also serving as a perfect second residence. Located just 200 meters from Mercadona and within easy walking distance of Puerto Banús' luxury boutiques, top restaurants, and lively nightlife, it offers an unbeatable combination of tranquility and accessibility. Whether as an investment or a holiday retreat, this townhouse is a rare find. For more details or to arrange a private viewing, get in touch today.

## Features:

Features	Orientation	Climate Control
Near Transport	East	Air Conditioning
Private Terrace		Fireplace
Ensuite Bathroom		
Fitted Wardrobes		
Utility Room		
Views	Setting	Condition
Golf Views	Close To Golf	Excellent
	Close To Port	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Frontline Golf	
Pool	Furniture	Kitchen
Communal Pool	Fully Furnished	Partially Fitted
Garden	Security	Parking
Communal Garden	Electric Blinds	Private
Category	Energy Rating	CO2 Emission Rating
Golf	E	E