

## Haus zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 160 m<sup>2</sup> Wohnfläche | 50 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,200 IBI | € 185 Rubish tax | € 2,280 Community fees



### Beschreibung der Immobilie

#### INVESTMENT OPPORTUNITY! NUEVA ANDALUCIA, WALKING DISTANCE TO AMENITIES

Townhouse, located in Nueva Andalucía, is just a short walk from the beach in Puerto Banus and only a minute's drive from the shopping conveniences in Marbella. Situated in Altos del Rodeo, it offers exceptional potential, blending Marbella's classic Mediterranean style in a south and north facing property that is perfect for a full renovation. The property is also conveniently close to Puerto Banús, famous for its luxury boutiques and style-

The house comprises 170 m<sup>2</sup> of interior space, three terraces and two balconies in an area of 70 m<sup>2</sup>, the townhouse provides combination of privacy and space in such a coveted location. Upon entering the townhouse, you're welcomed by a terrace that leads to a very spacious living room. This level also includes a full kitchen, a guest toilet, and a backyard that connects to one of

the community's pool, which is almost exclusively for the use of residents