

## Townhouse for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 4 Bathrooms | 230 m<sup>2</sup> Interior | 50 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,172 IBI | € 185 Rubish tax | € 3,600 Community fees



### Property Description

Family Home with Direct Garden & Pool Views – Fully Renovated Townhouse in Nueva Andalucía

Imagine your children playing safely by the pool while you enjoy your morning coffee on the terrace, keeping an eye on them without ever leaving your seat.

Welcome to Casa Preciosa – a beautifully renovated semi-detached house in one of the most desirable locations in the Golf Valley of Nueva Andalucía.

This exceptional family home offers 230 m<sup>2</sup> of living space over two floors, with a thoughtful layout perfect for families or those who love to entertain.

The Property

Ground floor: Spacious open-plan living room with designer kitchen, two guest bedrooms with shared bathroom, separate guest toilet with laundry area, and a large terrace with direct views over the communal garden and swimming pool.

First floor: Master suite with private terrace and panoramic views across the Golf Valley and mountains, plus a fourth bedroom with en-suite bathroom.

The Renovation

Completely renovated by a Dutch contractor to the highest standards. New installations, new air conditioning system, high-end designer furniture and premium finishes throughout the kitchen and bathrooms. The property comes with 2 years warranty on the entire house and all furniture.

#### Location

This is one of the most sought-after urbanisations in Nueva Andalucía — quiet, green and perfectly located. Adjacent to Aloha Golf Club and within walking distance to supermarkets, restaurants and the Aloha Tennis & Padel Club. Puerto Banús and the beach are just a 3-minute drive away.

This is not just another renovation. It is a turnkey family home with Dutch quality guarantee and a unique advantage: from your own terrace, you can always watch your children or grandchildren playing safely in the garden and pool.

Viewing highly recommended - contact us today to arrange a private viewing!