



**Property type :** Townhouse

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** East

**Views :** garden

**Parking :** Open private parking

**House area :**

165 m<sup>2</sup>

- ✓ Close to golf
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to sea
- ✓ White goods

- ✓ Tennis court
- ✓ Furnished

Located just 5 minutes from Puerto Banús and 10 minutes from San Pedro, this spacious townhouse in Nueva Andalucía offers luxurious living close to vibrant attractions.

Spread over three floors, this property boasts four bedrooms, 165 m<sup>2</sup> of living space, and an array of modern amenities. With 45 m<sup>2</sup> of terraces, 100 m<sup>2</sup> of garden space, and a 26 m<sup>2</sup> parking area, it's designed for both comfort and convenience.

The ground floor features a well-appointed living-dining room with an integrated kitchen, a guest toilet, a storage room, and a studio with a bedroom and ensuite bathroom. Large windows lead to a terrace and garden, perfect for outdoor relaxation.

Upstairs, two bedrooms, including a master suite with a lavish ensuite bathroom, offer access to a terrace overlooking the garden. The second floor houses another bedroom with garden views and one with mountain views.

Key features include Italian-designed wardrobes, porcelain tile flooring, Fujitsu air conditioning, and double-glazed windows with motorized blinds.

The bathrooms boast elegant fixtures, including matte black sanitary ware and hydromassage bathtubs, adding a touch of luxury to everyday living.

The kitchen, from renowned Italian brand Miton, features top-of-the-line appliances, granite countertops, and sleek design elements.

Outside, the property offers convenient parking accessed by a double swing gate, with space for one car and additional room for motorcycles or a buggy.

Experience luxury living in Nueva Andalucía, where every detail is designed for comfort and style.



