



## Nueva andalucía - Townhouse



 **3**  
Bedrooms

 **3**  
Bathrooms

 **151**  
Area (m<sup>2</sup>)

 **136**  
Land Area (m<sup>2</sup>)

 **Garage**

 **Swimming Pool**

**455 000 €**  
(EUR €)

### Beautiful semi-detached townhouse strategically located to all amenities

This beautiful semi-detached townhouse is strategically located near schools, supermarkets, banks, pharmacies, and restaurants and is perfectly connected by public transport, which makes it an ideal home for a family with children or a perfect holiday home to enjoy family and friends.

It is located a step away from the river promenade that leads directly to the beach and a 5 'drive from the famous Puerto Banús.

There are also numerous golf courses in the area such as Los Naranjos, Las Brisas, Aloha, and La Quinta.



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@santosfox.com

**T +34 951 271 711 · T +34 683 236 214 · E info@santosfox.com**  
**Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The urbanization has a swimming pool and a small playground.

The house is composed of the ground floor, where there is a large living room from where you access the terrace and from there, directly, to the garden, facing west with a barbecue area.

The kitchen with a good size, a laundry room, and a guest toilet.

There is also a huge room that they currently use as a storage room although it was initially conceived as a gym and that could be connected to the house, giving it a fourth room.

On the first floor, we have the large master bedroom and another bedroom that shares a bathroom, and the third bedroom with an ensuite bathroom.

The surface parking for a vehicle has convenient access to the house since it is located at the same entrance door and right at door and has space for other cars.

Community Fees € 1,920 /Year ( € 160 /month )

IBI Fees € 837 /Year

## ENQUIRIES!

Don't hesitate to contact our friendly team for a viewing or any questions you may have about this property.



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@santosfox.com

**T +34 951 271 711 · T +34 683 236 214 · E [info@santosfox.com](mailto:info@santosfox.com)  
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## Property Features

- Heating
- Fitted wardrobes
- Proximity: Mountain, Golf course, Shopping, Restaurants, Open field, Pharmacy, Schools, Playground
- Built year: 2005
- Private Property
- Double glazing
- Quiet Location
- Barbecue
- Terrace
- Furnished
- Air conditioning
- Pool
- Garden
- Terrace (m2): 120
- Views: Sea views, Urbanization view
- Pantry
- Central location
- Solar orientation: West
- Garage



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@santosfox.com

**T +34 951 271 711 · T +34 683 236 214 · E [info@santosfox.com](mailto:info@santosfox.com)  
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)