



## Nueva andalucía - Villa



 **5**  
Bedrooms

 **3**  
Bathrooms

 **163**  
Area (m<sup>2</sup>)

 **236**  
Land Area (m<sup>2</sup>)

 **1**  
Garage

 **1**  
Swimming Pool

**800 000 €**  
(EUR €)

### Charming corner townhouse with private garden

\*Abstain Agencies

Charming corner townhouse located in the prestigious and peaceful area of Haza del Conde in Nueva Andalucia, with 5 bedrooms and 2.5 bathrooms, this property is distributed over 3 floors, with 3 terraces and a private garden.

With a total of 363m<sup>2</sup> of constructed area, a private garden, and close proximity to various amenities, this property offers a spacious and elegant living space, perfect for comfortable family living and entertaining guests.

The ground floor level consists of a fully equipped kitchen, dining and living area, one bedroom, and a bathroom with a shower. The first floor offers three bedrooms, two bathrooms with a bathtub, and a



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



good-sized terrace with beautiful views and a west orientation. On the top floor, there is a mansard bedroom with another large terrace.

A private gated community with a well-maintained garden an uncovered swimming pool, and outdoor parking, and it's within 5 minutes of driving to all amenities such as restaurants, shops, schools, or a medical center. The community is surrounded by golf courses and green areas, making it an ideal location for families and golf enthusiasts.

Community Fees € 2,004 /Year ( € 167 /month )

Garbage Tax € 185 /Year

IBI Fees € 1,016 /Year

### ENQUIRIES!

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

## Property Features

- Air conditioning
- Proximity: Mountain, Golf course
- Built year: 2002
- Floors: 2
- Quiet Location
- Barbecue
- Balcony
- Private Parking
- Furnished
- Pool
- Garden
- Terrace (m2): 45
- Views: Golf views, Mountain views, Urbanization view, Garden view
- Closed fireplace
- Solar orientation: West
- Terrace
- Garage



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