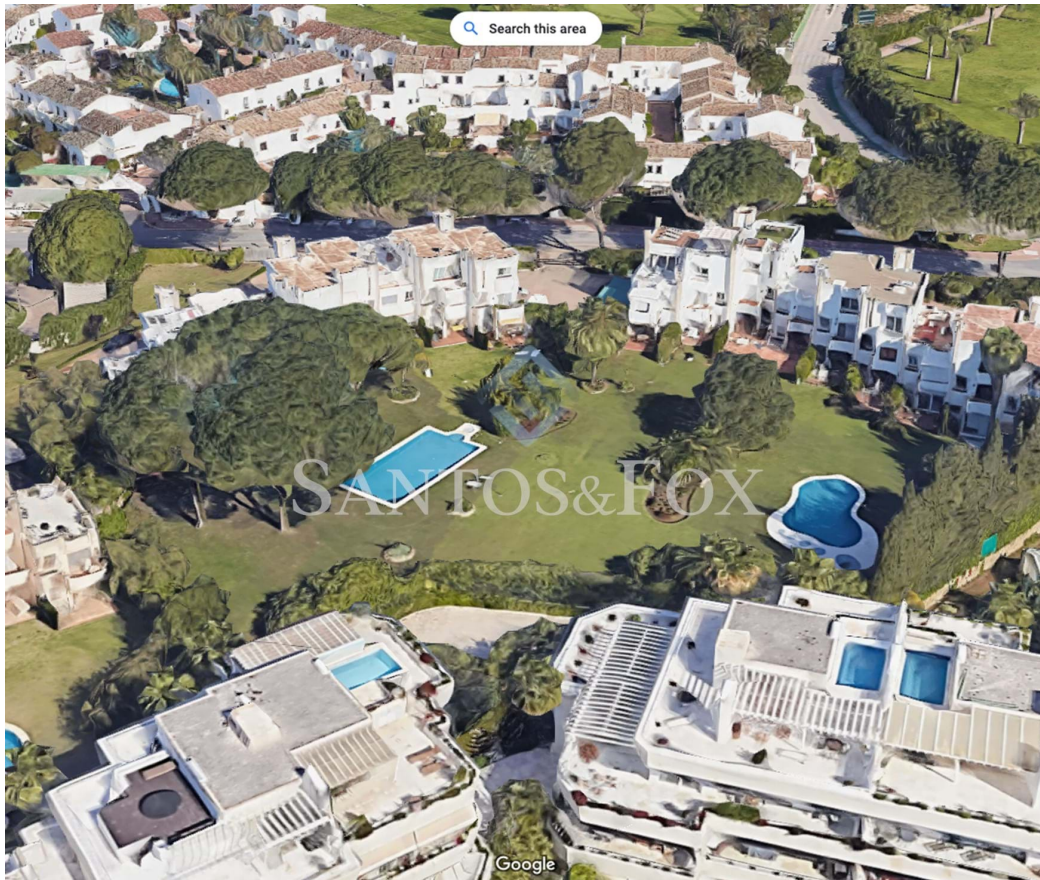




## Las brisas - Townhouse



 **3** Bedrooms  
 **2** Bathrooms  
 **102** Area (m<sup>2</sup>)  
 **121** Land Area (m<sup>2</sup>)  
 **1** Garage  
 **1** Swimming Pool  
**295 000 €**  
 (EUR €)

### Charming three bedroom duplex apartment / townhouse with garden

We are pleased to bring you this three-bedroom and two-bathroom duplex apartment / townhouse for sale. Located in the development of Urbanisation Mira Golf, Nueva Andalucia, Marbella.

This property is an excellent purchase for everyone. Whether you are looking for a family home, holiday home or rental investment.

The house has a lovely terrace area, which leads onto an immaculate lush garden and pool area which is perfect for families with children. You are able to sit and relax in the sun while you watch your children play in the gardens and pool area. Parking is directly in front of the house, so there are no stairs to climb.

This property would make a very good rental investment purchase by renting the property on an



**Francisco Santos**

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**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)



annual basis with a rough estimation of 5% annual rental return on your investment.

The property is less than a five minute drive from the centre of Marbella and Puerto Banus where you will find lots of restaurants, beaches, bars, banks and much more. Local amenities are less than a two minute drive away.

The development has an electric gated entry system that leads you to the front door of the house, where you can park your car. As you enter the accommodation, you have a kitchen to the right if you, guest toilet to the left and as you continue on you are greeted by a large open lounge with access to a terrace and communal garden (all managed by the community).

On the second level of the house you have three bedrooms and two bathrooms. One bathroom is en-suite from the master bedroom. Two bedrooms have access to a terrace.

IBI: 720 € per year

Garbage tax: 90 € per year

Community fees: 210 € per month

Consultations!

Do not hesitate to contact our friendly team for any questions or information you may have about this property.

## Property Features

- Air conditioning
- Pool
- Garden
- Terrace (m2): 25
- Views: Pool view, Garden view
- Solar orientation: South, East
- Terrace
- Fitted wardrobes
- Proximity: Mountain, Golf course, Schools
- Built year: 1985
- Floors: 1
- Pantry
- Balcony
- Garage



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