



Nueva andalucía - Townhouse



 **4**
Bedrooms

 **3**
Bathrooms

 **161**
Area (m²)

 **147**
Land Area (m²)

 **Garage**

 **Swimming Pool**

425 000 €
(EUR €)

Charming 4 bedroom townhouse, walking distance to Puerto Banus

This townhouse offers 4 bedrooms, two bathrooms, and a guest toilet. On the first floor, we find the living room with access to a bright terrace overlooking the communal pool and gardens of the urbanization. Fully equipped kitchen and a guest toilet.

On the second floor, two bedrooms and a bathroom, one overlooking the garden and the other with a small terrace overlooking the Aloha golf course.

In the semi-basement, two more bedrooms with natural light and good windows, with a bathroom and a room for laundry and a pantry.

The property has air conditioning hot - cold and outdoor parking space, within the urbanization.

The gardens are very well kept, with a beautiful central swimming pool and within a private gated



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¹ (Call to national fixed network) | ² (Call to national mobile network)



community that has security camera surveillance.

It is very close to several schools and practically on the edge of the Aloha Golf Club and a few minutes from Las Brisas Golf, Los Naranjos Golf, etc..

A magnificent property in an exceptional location, within walking distance to Puerto Banus.!

Community Fees € 1,704 /Year (€ 142 /month) includes water.

Garbage Tax € 184 /Year

IBI Fees € 798 /Year

ENQUIRIES!

Don't 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): 14
- Pantry
- Garage
- Fitted wardrobes
- Proximity: Mountain, Golf course
- Built year: 1991
- Views: Mountain views
- Solar orientation: East



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