



## Townhouse for sale in Nueva Andalucía, Marbella

495,000 €

Reference: R2300504    Bedrooms: 3    Bathrooms: 3    Build Size: 150m<sup>2</sup>    Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Surrounded by 12.000 m2 of gardens for only 12 properties and in front of las Brisas Golf. This lovely , 3 bedrooms duplex with 2 bathrooms and guest toilet .Offers you communal pool and gardens, to enjoy "the golf-valley way of life". Air cond all the rooms South and west orientated.Electric Windows Fireplace . .Parking inside of the gated complex. Cozy place to live very ,quiet and walking distance to las Brisas golf course and los Naranjos Golf course, close to Puerto Banus.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Marble Flooring  
Fitted Wardrobes  
Barbeque

### Views

Mountain  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

F

### Orientation

North  
South  
West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Bargain  
Distressed  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal

### Energy Rating

F