

## Townhouse for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 3 Bathrooms | 115 m<sup>2</sup> Interior | 53 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 946 IBI | € 185 Rubish tax | € 4,368 Community fees



### Property Description

This elegantly renovated townhouse offers four bedrooms (two on the first floor and two on the second floor) and three contemporary bathrooms, strategically located within walking distance to Puerto Banus, several shops and restaurants, and only 1km to the beach! All of this at an unbeatable price.

The property features a garage and additional storage, making it an ideal choice for families and investors alike. With all necessary licenses for short-term rentals, it represents a lucrative rental opportunity or simply a great family home!

The expansive terrace, complete with an outdoor kitchen, basks in afternoon sun, making it an excellent space for entertaining. Residents also benefit from a community pool and ample guest parking near the entrance, ensuring comfort and convenience for all.



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