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House ■ Nueva Andalucía

■■■■■■■■■■■: R5288623

■■■■■■■■: 3 ■■■■■■■: 4 M²: 279 ■■■■: 775 000 €

■■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Exceptional 3 Bedroom Townhouse in the Heart of Nueva Andalucía This beautifully presented three-bedroom townhouse is arranged over three spacious levels and offers a superb blend of comfort, space, and prime location. Set in the very heart of Nueva Andalucía, the property is within easy walking distance of a vibrant selection of restaurants, cafés, bars, and boutiques, while Puerto Banús, golden beaches, and several of the Costa del Sol's most prestigious golf courses are just minutes away. The main living level features a good sized kitchen with separate utility room, complemented by a split-level dining and lounge area with an open fireplace, creating a warm and inviting atmosphere. From here, doors open onto a charming private terrace with direct access to the immaculately maintained communal gardens and swimming pool beyond. Each of the three generously proportioned bedrooms benefits from its own private terrace, perfectly suited to enjoying the Mediterranean lifestyle. The top-floor suite is particularly impressive, featuring a large private terrace as well as an additional terrace off the landing complete with built-in BBQ and lovely open views across the gardens — ideal for al fresco dining, entertaining, or simply relaxing in the sun. Further features include a private driveway, a large garage beneath the property, three en-suite bathrooms, and an additional guest cloakroom on the main floor, ensuring both comfort and practicality for full-time living or holidays. The property forms part of the charming and well-regarded El Palmeral community, comprising just 46 townhouses arranged in an elegant horseshoe around beautifully mature gardens. Residents enjoy excellent facilities including two communal swimming pools, a heated outdoor jacuzzi, sauna, and a fully equipped gym, all within a peaceful and secure residential setting. This is a wonderful opportunity to acquire a superbly located home offering space, comfort, and lifestyle in one of Marbella's most sought-after residential areas.

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