

## NUEVA ANDALUCIA, MARBELLA



bedrooms **4** bathrooms **3** built **276** m<sup>2</sup> terrace **40** m<sup>2</sup>

### TOWNHOUSE ANDRA - UNIQUE DESIGN AND PRIME LOCATION

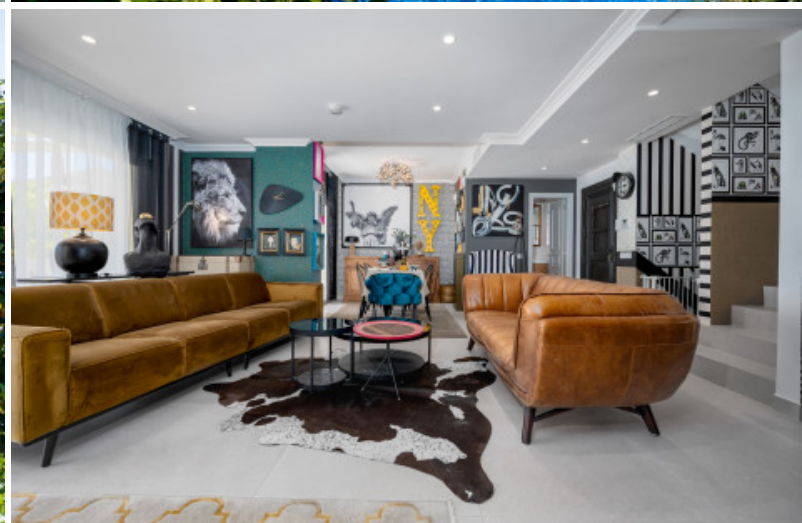
Nestled in Nueva Andalucia, Townhouse Andra is a recently renovated, special corner unit with a unique interior design. This three-floor property offers an open-plan kitchen with Siemens appliances on the mid-floor, along with a guest toilet, dining room, and a living room leading to a terrace featuring a BBQ area, a chill-out space, and a dining area.

The second floor consists of two bedrooms, each with its own balcony boasting panoramic views and two bathrooms. Downstairs in the basement, you'll find two more bedrooms and a bathroom, along with a stylish dressing room/laundry area. This floor has access to a private, covered garage for one car and a motorcycle.

Located in the gated community Brisas del Sur, equipped with 24/7 security cameras, this townhouse offers access to a ...

community **250 €** month garbage **185 €** year ibi **1.172 €** year for sale **898.000 €**































Nueva Andalucia, Marbella

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Located in the gated community Brisas del Sur, equipped with 24/7 security cameras, this townhouse offers access to a communal pool with a tropical waterfall, a private mini-golf court, and well-maintained green spaces. The property is ideally situated in Las Brisas, a sought-after area for golf enthusiasts, with various sports clubs and dining options nearby. Just a 5-minute drive from Puerto Banus and the Swedish school, 10 minutes from Marbella Center, and 40 minutes from the airport.

Reference	491148	Beds	4	Built m <sup>2</sup>	276
Type	Town House	Baths	3	Interior m <sup>2</sup>	---
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m <sup>2</sup>	40
		Guest Toilets	1	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	250 € / month	Levels	3
Garden	Communal	Garbage	185 € / year	Floor	---
Garage	Private	IBI	1.172 € / year	Orientation	South
Parking slots	1	Construct Year	2003	EPC	In Progress

For sale

**898.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.