



4 Bed Townhouse For Sale

€650,000

Nueva Andalucía, Costa del Sol

Ref: R4255270

Well appointed and spacious townhouse, perfectly located in the heart of golf valley, Nueva Andalucia. A well-appointed spacious townhouse nestled between the golf courses of Nueva Andalucia. The property has 4 bedrooms, 3 bathrooms and has been recently comprehensively reformed by the current owner to incorporate a host of modern design features. The house has 3 levels, and is presented as follows: Garage (7.3m x 4.1m) A very spacious garage, with supplementary room for storage racks, motorcycles, etc. There is ample parking within the urbanization to accommodate further cars. The garage has hot and cold water points, a distribution cabinet for CAT6e cabling, power points, and the whole home salt water softening/decalcifier system. Bedroom 1 (5.0m x 3.8m) Lower ground floor Well-p...

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Property Description

Location: Nueva Andalucía, Costa del Sol, Spain

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Garage (7.3m x 4.1m)

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Bedroom 1 (5.0m x 3.8m) Lower ground floor

Well-proportioned double en suite bedroom with fitted wardrobes. A large window looks out onto the small front planted area, with lemons in fruit for most of the year.

The fully tiled en suite has a shower, suspended washbasin with drawer storage, dual flush toilet, and electric towel heater.

Bedroom 2 / office (3.5m x 4.2m) Lower ground floor

A very good room, currently used as a cinema room/music room, but would also serve as an occasional bedroom, or a study.

Kitchenette/utility room (8.0m x 2.2m) Lower ground floor

Fully fitted laundry room/kitchenette with a range of modern units topped with a white quartz worktop. This area has a deep under-hung sink and plumbing for both the washing machine and condensing dryer.

The stair core leads to the ground floor.

Open plan Kitchen (3.5m x 5.6m) Ground Floor

Fully fitted modern galley style kitchen with a range of base storage units topped with a quartz countertop. All fitted appliances are high-grade Siemens IQ range and include a fridge freezer, dishwasher, induction hob with extractor, and oven. The work surface extends to provide a 4-seat breakfast bar/diner. The kitchen peninsula has a wine fridge facing the lounge area.

A door from this area leads to a small rear gated terrace, currently used as an outside kitchen/barbeque area. This terrace affords street-level access from the rear of the property.

Lounge area (4.1m x 4.4m) Ground Floor.

Well-proportioned open plan lounge with feature cassette style wood burning fireplace. Patio doors open onto a spacious front terrace, ideal for al fresco dining.

The room has dropped perimeter ceiling with dimmable downlights, feature perimeter hidden LED feature lights, and 2 x ventilation fans.

Bedroom 2 (4.1m x 3.5m). Ground Floor.

Well-proportioned double en suite bedroom with fitted wardrobes. Patio doors open onto a spacious

front terrace. The room has dropped perimeter ceiling with dimmable downlights, and modern fitted wardrobes with sliding doors.

The stair core leads to floor 1:

Bedroom 4 (4.4m x 4.0m) Floor 1

Well-proportioned master bedroom suite. The room has dropped perimeter ceiling with dimmable downlights, and modern fitted wardrobes with sliding doors. Patio doors open onto a spacious front terrace.

Terrace 4 (8.5m x 4.0m). Floor 1

Superb south-facing outside area with far-reaching views over the golf course, and on a clear day views of the sea. Half the terrace is covered by a retractable awning, the other half benefitting from all-day sunshine. The area has an outside shower, electrical outlets and a cold water point.

Urbanization.

Brisas Del Sur is a very popular urbanization of just 50 pastel-colored townhouses located in the golf valley area of Nueva Andalucia. The well-maintained development enjoys a waterfall swimming pool, extensive well-stocked gardens, and golf-putting areas. A few minutes drive from the bars, restaurants, and shops at Aloha, and less than 10 minutes drive to Puerto Banus and local beaches.

Additional Info

For Sale	Beds: 4	Baths: 3
Type: Townhouse	Area: 300 sq m	Garden
Orientation: West	Condition: Excellent	Recently Refurbished
Climate Control: Air Conditioning	Hot A/C	Fireplace
Views: Sea	Panoramic	Garden
Covered Terrace	Private Terrace	Utility Room
Fiber Optic	Furniture: Fully Furnished	Kitchen: Fully Fitted
Garden: Communal	Security: Gated Complex	Electric Blinds
Alarm System	Parking: Garage	Private
Built Area : 300 sq m		

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