

# Townhouse in Nueva Andalucía

Price € 640,000

Bedrooms	5
Bathrooms	3
Build Size	170 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Plot Size	200 m <sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Solarium
- ✓ Jacuzzi
- ✓ Fitted Wardrobes
- ✓ Guest Apartment
- ✓ Private Terrace
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## PARKING

- ✓ Street

## UTILITIES

- ✓ Electricity

## CATEGORY

✓ Holiday Homes

✓ Investment

✓ Luxury

✓ Resale

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This 5 bedroom townhouse is located in a beautiful Andalusian style urbanisation with 5 pools and is sold with a current Tourist License. The urbanisation itself is full of Spanish character with beautiful cobbled walkways, cascading bougainvillea and lemon trees bursting with colour. The property is ideally positioned being walking distance to the beach, shops, and the Real Padel Club. You can walk to Puerto Banus in 15 minutes. The property has been refurbished to a high standard with the kitchen cleverly integrated into the interior patio with bi folding glass doors, making it a fantastic indoor outdoor living space. All bedrooms are large and bright with plenty of natural light. The bathrooms are very original in design with quirky stone walls and walk in showers. The sitting room and dining room are modern with LED lighting and fireplace. There is also an extra conservatory at the back of the sitting room with direct access to the gardens and pool.

The property spans 3 floors with a fantastic roof terrace boasting a bar, Jacuzzi and views of La Concha.

There is hot and cold A/C throughout the house. Parking is on the street right outside or in the allocated parking area.

This property is a great rental investment due to its location, size and its coveted Tourist short term rental License.

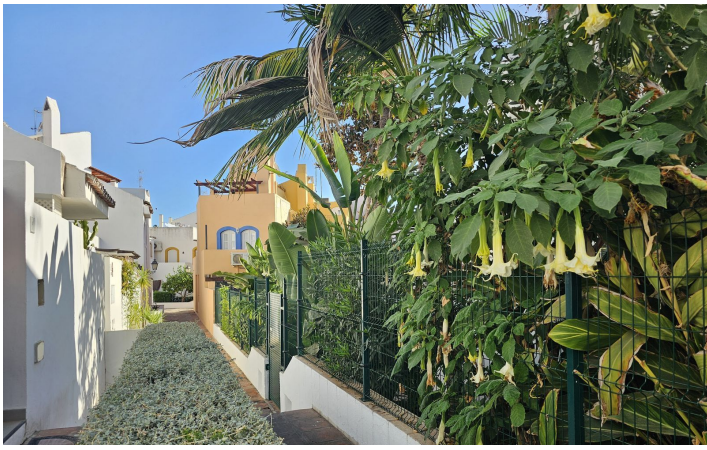
The property has a proven rental income of €50K, just during the summer months, ideal for any savvy investor. Due to its size and low running costs this also makes it a great home either for permanent residence or holidays. It is close to the beach, all amenities, schools, transport - what more could you ask for?

[View Property Online](#)

# GALLERY







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Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)