€ 925,000
Ref: R5495422

for sale in Marbella

3 Bedrooms | **3** Bathrooms | **286** m² Interior | **0** m² Plot | **Pool** Yes |






Property Description

A Prime Location and Extraordinary Potential in Nueva Andalucía

Located in one of the most exclusive areas of Nueva Andalucía, in the heart of the Valle del Golf and just a few minutes` walk from Puerto Banús and the beach, this spacious townhouse offers an exceptional combination of location, spaciousness, lot size, and renovation potential.

The property stands out for its generous dimensions and for featuring spaces that are hard to find in this location, making it a magnificent project for creating a contemporary and personalized home with significant appreciation potential.

The main floor features a spacious and bright living-dining room spread over two levels, with direct access to a pleasant terrace and the private garden. It also features a separate kitchen with a breakfast nook and a guest restroom.

On the first floor, there are three bedrooms, including the master bedroom with an en suite bathroom, as well as a second bathroom. The home also features a spacious sunroom, currently

open-concept, which offers multiple possibilities, such as creating a fourth bedroom, a chill-out area, or a private relaxation space.

One of its major attractions is the approximately 100 m² basement, a versatile space with enormous potential to be converted into a guest apartment, a gym, a home theater, a wine cellar, a play area, or any other space the future owner may require.

Outside, the property features private parking and a spacious garden.