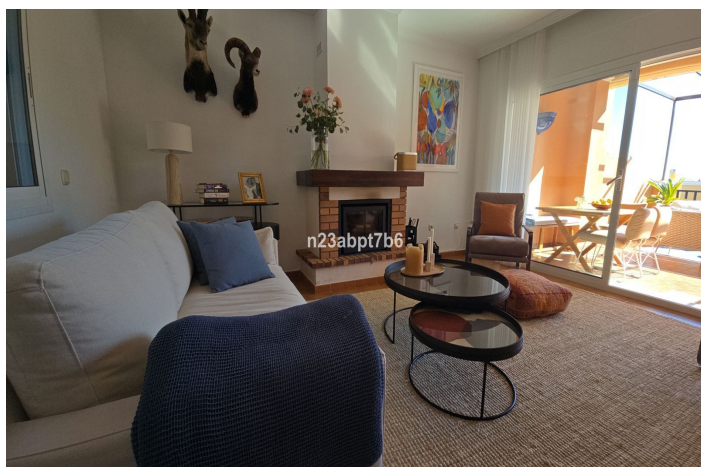




## Adosada en alquiler en Nueva Andalucía, Marbella

4.200 - 4.200 €

Referencia: R5051008    Dormitorios: 3    Baños: 4    Construido: 308m<sup>2</sup>    Terraza: 95m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This wonderful townhouse is located in the popular residential development of Brisas del Sur. This complex is ideally situated, offering tranquillity and stunning views, yet still within easy reach of all amenities. It has three en-suite bedrooms and a guest toilet, distributed as follows: Entrance: Hall, guest toilet and one double bedroom with an en-suite bathroom, as well as a lovely little south-facing terrace. One flight of stairs up takes you to a spacious living room with a fireplace. There are big sliding doors with terraces on both the south and north sides. The north-facing terrace is known as 'the patio' and offers lovely shade and amazing mature fruit trees. The south-facing terrace is spacious and partly covered, with some areas in the sun, and offers panoramic views of the urbanisation, valley, mountains and sea. On this level, there is also a fully fitted kitchen. Another staircase leads to the master bedroom, which is very spacious and has an en-suite bathroom and a large south-facing terrace with unbeatable views. The living room and the two floors above benefit from underfloor heating throughout. From the entrance hall, there is a half-flight of stairs down to a large additional space that can be used as a gathering room, playroom, or easily converted into an extra bedroom. Currently, there is a large laundry room. At this level, you have access to a private garage and storage area. As if that were not enough, there is one more level below this with another spacious room that is currently used as a cinema/music room. With a beautiful community swimming pool, this gated community is an excellent choice for families. Gently tucked away in the hills of Nueva Andalucía, Brisas del Sur boasts a fantastic location. The complex is close to a range of popular golf courses, including the Aloha Golf Club, Los Naranjos and Las Brisas. If you want to grab a bite to eat or take a walk along the promenade, you Puerto Banus is only a short drive away!



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Sala de Juegos  
Lavadero  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Montaña

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario

### Servicios Públicos

Electricidad

### Orientación

Sur

### Posición

Cerca de Golf  
Urbanización  
Cerca de los Bosques

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Alarma  
Portero Automático

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Chimenea  
Suelo Radiante

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Garaje  
Párking Privado