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NUEVA ANDALUCÍA

950 000 €

■■■■■■■■■ R5549647

# ■■■■■■■■ ■ Nueva Andalucía

| 3 | 3 | 226 m² |
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This beautifully refurbished three-bedroom townhouse for sale in Brisas del Sur, Nueva Andalucia, combines traditional Andalusian charm with carefully updated interiors and generous living spaces. Set within a gated residential community with landscaped gardens and a communal swimming pool, the property offers a peaceful setting in one of Marbella's most desirable residential areas. The entrance is through a charming Andalusian-style patio, currently arranged as an inviting outdoor barbecue area. Inside, an entrance hall provides generous wardrobe space and leads into the main living areas. The kitchen has been opened up towards the living room, creating a more spacious and sociable layout. Original-style antique doors have been retained as a decorative feature, adding character to the contemporary interior. The fully fitted kitchen is equipped with high-end appliances and combines practicality with an elegant finish. The living room features a decorative gas fireplace, replacing the original fireplace, and offers a comfortable space for relaxing and entertaining. On this level, there is also a double bedroom with direct access to the main terrace, together with a beautifully renovated bathroom finished in a charming style. A staircase leads to the upper floor, where the master bedroom enjoys a more private setting. It features an en-suite bathroom, extensive wardrobe space and access to a spacious private terrace with open views and partial sea views, providing a lovely spot to enjoy the sunshine and surrounding scenery. The lower level offers a further generous bedroom with its own renovated en-suite bathroom, creating comfortable independent accommodation for family members or guests. There is also an additional flexible room, currently furnished with a sofa bed, which could serve as a spare sleeping area, home office or multipurpose space. Although it does not have windows, it adds useful versatility to the layout. A separate storage area incorporates the laundry facilities. One of the property's particularly practical features is its spacious private garage, offering room for two cars as well as substantial additional storage space. Brisas del Sur is a gated community in Nueva Andalucia, known for its attractive residential atmosphere, well-maintained communal gardens and swimming pool. Its location offers convenient access to the amenities of Nueva Andalucia, including restaurants, cafés, supermarkets and international schools, while some of Marbella's most renowned golf courses, such as Aloha Golf Club, Las Brisas and Los Naranjos, are all within easy reach. Puerto Banús, with its marina, beaches, boutiques and renowned dining options, is just a short drive away, as are Marbella's coastline and wider leisure facilities. This combination of a peaceful residential environment and proximity to the area's main attractions makes Brisas del Sur an appealing choice for both permanent living and enjoying a second home on the Costa del Sol. With its refurbished interiors, distinctive Andalusian ■features, ■three ■spacious ■bedrooms, additional ■multipurpose ■room, ■private ■terraces ■and generous ■garage, ■this townhouse ■represents ■an attractive ■opportunity ■to ■purchase ■a characterful home ■in ■Brisas ■del ■Sur, ■Nueva ■Andalucia.

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