House in Nueva Andalucía – 3 bedrooms – 2 baths

Bedrooms	**3**	Bathrooms	**2**	Built	**233m2**	Plot	**0m2**
R5452417		**property**		**Nueva Andalucía**		**825.000€**	

Barbecue Barbecue Basement Games Room Marble Flooring Private Terrace Storage Room

Discover this charming townhouse for sale in La Biznaga, a sought-after residential community in the heart of Nueva Andalucía's prestigious Golf Valley. Ideally positioned next to Aloha Golf and just a five-minute drive from Puerto Banús, this property enjoys one of the most desirable locations in Nueva Andalucía, with renowned golf courses, international schools, restaurants, cafés, and everyday amenities all within easy reach. Whether you are looking for a permanent residence, a holiday home, or an investment in Marbella's most popular residential area, this townhouse offers an exceptional lifestyle surrounded by the best of the Costa del Sol. Offering three spacious bedrooms with excellent potential to create additional accommodation, this townhouse is distributed over four levels and combines generous indoor and outdoor living spaces with a highly functional layout. As you enter the property, you are welcomed by a spacious and inviting front terrace that enjoys the afternoon and evening sun, creating the perfect setting for outdoor dining or relaxing. Inside, a welcoming entrance hall leads to a guest toilet and a practical storage room on the left, while to the right you will find a refurbished, well-appointed kitchen. Straight ahead, the bright open-plan living and dining area features a cosy fireplace and opens directly onto a generous south-facing terrace with direct access to the beautifully maintained communal pool, creating a seamless indoor-outdoor lifestyle. The first floor comprises three double bedrooms. The spacious master suite offers extensive fitted wardrobes, an en-suite bathroom, and a charming French balcony overlooking the pool area. The two additional double bedrooms share a family bathroom, making the layout ideal for families or visiting guests. The second floor is dedicated to a superb rooftop terrace featuring a barbecue area and beautiful open views of La Concha mountain, the surrounding community, and partial sea views. It is the perfect space for entertaining or simply enjoying Marbella's exceptional climate throughout the year. A standout feature of this home is the versatile lower level, accessed via a staircase from the entrance floor. Currently used as a TV and games room, this generous space offers endless possibilities and could easily be transformed into a home cinema, gym, playroom, office, guest accommodation, or additional bedrooms, depending on your needs. From this level, you also have direct access to the private, spacious garage. La Biznaga is a private and well-maintained urbanisation in Nueva Andalucía, offering residents access to a communal swimming pool and a peaceful residential setting, while remaining just moments from Marbella's finest golf courses, Puerto Banús, and the area's outstanding selection of amenities. Combining spacious interiors, multiple sunny terraces, flexible living ?spaces, ?beautiful ?views, ?and ?an unbeatable location in La ?Biznaga, ?Nueva ?Andalucía, this is ?a fantastic opportunity to ?own a home in ?one ?of ?Marbella's ?most ?desirable ?residential ?neighbourhoods.