

## Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 3 Bathrooms | 163 m<sup>2</sup> Interior | 50 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,138 IBI | € 185 Rubish tax | € 1,884 Community fees



### Property Description

#### Exceptional Investment & Refurbishment Opportunity in Azalea Beach

Located within the sought-after community of Azalea Beach, this property presents a rare opportunity to create a bespoke home in a prime coastal setting.

The townhouse offers 3 bedrooms, 2 bathrooms, and an additional guest toilet, with a total built area of 163 m<sup>2</sup>. A private 50 m<sup>2</sup> garden and terrace seamlessly connect to the beautifully maintained communal gardens and two swimming pools, providing a tranquil and inviting outdoor space.

Currently in shell condition, the refurbishment process has already begun—allowing the new owner complete freedom to design and finish the property to their own taste and specifications. A

standout feature is the spacious attic room, which offers excellent potential to be transformed into a luxurious master suite or an independent guest suite.

The property enjoys a desirable south-east orientation at the rear, perfect for soaking up the morning and early afternoon sun on the terrace and garden. At the front, a south-west orientation provides lovely sea views from a charming Juliette balcony—ideal for enjoying the evening light.

Ideally positioned just a 5-minute walk from the beach, the home is surrounded by a wide selection of restaurants and beach bars. It sits conveniently between San Pedro de Alcántara and Puerto Banús, both within easy walking distance.

Set within a small, peaceful urbanisation, the property offers both privacy and proximity to all amenities. An underground parking space is included, with the option to purchase a second space.

A fantastic opportunity for investors or buyers looking to create a tailor-made home in one of the Costa del Sol's most desirable locations.