



## Townhouse for sale in Nueva Andalucía, Marbella

895,000 €

Reference: R4930447 Bedrooms: 4 Bathrooms: 3 Build Size: 115m<sup>2</sup> Terrace: 53m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This elegantly renovated townhouse offers four bedrooms (two on the first floor and two on the second floor) and three contemporary bathrooms, strategically located within walking distance to Puerto Banus, several shops and restaurants, and only 1km to the beach! All of this at an unbeatable price.

The property features a garage and additional storage, making it an ideal choice for families and investors alike. With all necessary licenses for short-term rentals, it represents a lucrative rental opportunity or simply a great family home!

The expansive terrace, complete with an outdoor kitchen, basks in afternoon sun, making it an excellent space for entertaining. Residents also benefit from a community pool and ample guest parking near the entrance, ensuring comfort and convenience for all.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished  
Optional

### Parking

Underground  
Garage  
Private  
Communal

### Orientation

West  
South West

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Resale  
Bargain  
Golf  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Pool

Communal

### Garden

Communal