



## Townhouse for sale in Nueva Andalucía, Marbella

675,000 €

Reference: R5004523 Bedrooms: 4 Bathrooms: 4 Plot Size: 154m<sup>2</sup> Build Size: 143m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spectacular semi-detached villa for sale in Nueva Andalucia, Marbella!

This modern, spacious, and very bright villa with 4 bedrooms, 2 bathrooms, and 1 toilet is located in a beautiful area, surrounded by greenery and just a 10-minute walk to the beach and Puerto Banús.

It has air conditioning and heating in all rooms, built-in wardrobes, and a renovated, furnished, and fully equipped kitchen. It also has a large private garden, spacious terraces on the first floor, and a beautiful, spacious solarium where a 5th bedroom could be built.

The development is located in the heart of the Costa del Sol, in the Los Naranjos Golf area, and features communal pools and beautiful garden areas.

The location is fantastic, just 8 minutes from the El Corte Inglés department store in Puerto Banús and its beaches, 15 minutes from the center of Marbella, and the A-7 connects with major cities such as Estepona, San Pedro, Mijas, Fuengirola, Benalmádena, and Málaga.

### Basic features

Detached house or villa

140 m<sup>2</sup> built, 135 m<sup>2</sup> usable

4 bedrooms

4 bathrooms

154 m<sup>2</sup> plot

Terrace

Parking space included in the price

Pre-owned/good condition

Built-in wardrobes

Individual heating: Electric

Equipment

Air conditioning

Pool

Garden

Energy certificate

Consumption: 130 kWh/m<sup>2</sup> year

Emissions: 120 kg CO<sub>2</sub>/m<sup>2</sup> year



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Wood Flooring  
Near Church

### Views

Country  
Garden  
Urban

### Pool

Communal

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex

### Category

Holiday Homes  
Resale  
Bargain  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Street