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Townhouse for sale in Nueva Andalucía, Marbella

650,000 €

Reference: R5320306 **Bedrooms:** 4 **Bathrooms:** 4 **Plot Size:** 128m^2 **Build Size:** 174m^2 **Terrace:** 101m^2











Costa del Sol, Nueva Andalucía

This well-proportioned four-bedroom town house is located in the highly sought-after gated community of Condes de Iza, Nueva Andalucia, Marbella. Situated near supermarkets, gyms, Puerto Banús, and the beach, the property offers convenient access to local amenities, transport links, and leisure facilities. The residence is ideally suited for family living, enjoying a tranquil residential atmosphere with many permanent residents and beautifully maintained communal pool areas.

The house spans 191m² of built space, complemented by a private 25m² terrace/private garden, and benefits also from 1 parking space. Upon entering, a guest toilet is conveniently positioned to the left, while a short flight of stairs leads to the lower level. Here, a versatile bedroom and a games room are found (formerly a single car garage, which could easily be reconverted if desired by the future owner) alongside a useful storage room. Returning to the main entrance, a spacious lounge with a dedicated dining area opens onto a well-equipped kitchen, which in turn provides access to a terrace ideal for al fresco dining or relaxing with a drink.

Ascending to the first floor reveals 3 further bedrooms and 2 bathrooms, providing ample accommodation for family and guests. The property is finished to a good standard, featuring marble floors, air conditioning, a fireplace, and fitted wardrobes throughout. The master suite and additional bedrooms enjoy pleasant garden and country views, while the covered and uncovered terraces offer flexible spaces for outdoor enjoyment.

Further enhancing the appeal of this home is a private solarium on the rooftop, complete with a barbecue area and seating—perfect for entertaining or soaking up the mountainside setting. The community is family-friendly, with proximity to children's playgrounds, schools, shops, the town centre, golf courses, the port, and the sea. This town house represents an exceptional opportunity for those seeking comfort, convenience, and a peaceful lifestyle in one of Marbella's most desirable neighbourhoods.

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Features:

Features
Covered Terrace
Near Transport
Private Terrace
Storage Room
Marble Flooring
Double Glazing
Fitted Wardrobes
Barbeque
Solarium
Basement

Orientation
South West

Climate Control
Air Conditioning
Fireplace

Views
Country
Garden

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Good

Pool
Communal

Kitchen
Partially Fitted Kitchen-Lounge

Garden
Private

Security
Gated Complex

Parking
Covered