



## Townhouse for sale in Nueva Andalucía, Marbella

1,795,000 €

Reference: 855-00106P Bedrooms: 4 Bathrooms: 3 Plot Size: 1,028m<sup>2</sup> Build Size: 336m<sup>2</sup> Terrace: 76m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Positioned in a quiet cul-de-sac yet right in the heart of Nueva Andalucía, this villa combines privacy with one of Marbella's most sought-after locations. Shops, golf courses, international schools, and Puerto Banús are all just minutes away, making it as practical as it is prestigious.

The villa has been tastefully renovated with a focus on comfort and flow. The ground floor offers generous living and dining areas alongside a modern, fully equipped kitchen, perfect for both family life and entertaining. Upstairs you'll find four bedrooms, three with en-suite bathrooms, offering plenty of space and privacy. Outside, the landscaped garden, private pool, and even a small putting green set the stage for leisure and relaxation.

For investors, the opportunity is exceptional. Similar properties in the area generate 10% ROI on rentals, and developers are actively buying, expanding, and reselling these villas for €4M+. Whether you hold it as a high-yield rental or redevelop for resale, the location guarantees strong returns.



## Features:

### Features

Covered Terrace  
Private Terrace  
Fitted Wardrobes  
Sauna  
CloseToRestaurants  
Balcony  
AmenitiesNear  
GuestToilet  
InternetWifi  
GlassDoors  
GroundFloorPatio  
RoofTerrace  
CityViews

### Condition

Good

### Views

Mountain  
Garden

### Furniture

Fully Furnished

### Setting

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

### Kitchen

Fully Fitted