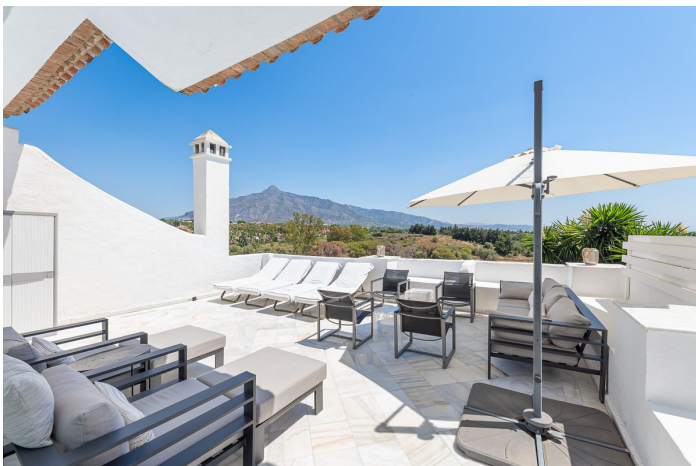




## Townhouse for sale in Nueva Andalucía, Marbella

945,000 €

Reference: R5252425 Bedrooms: 3 Bathrooms: 2 Build Size: 134m<sup>2</sup> Terrace: 57m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### LOCATION, LOCATION!

Beautiful duplex townhouse ideally situated in the heart of Nueva Andalucía, just behind Central Plaza and within walking distance of the world-famous Puerto Banús Marina.

The property features a fully fitted designer kitchen equipped with an American-style fridge-freezer with water and ice dispenser. The bright and spacious living room, complete with a cosy fireplace, opens onto a generous sunny terrace, off which there is a useful outside utility area, adding excellent practicality. The terrace enjoys panoramic views of La Concha and Puerto Banús.

The comfortable master bedroom includes fitted wardrobes and is served by a separate full bathroom. A light-filled staircase leads to the upper level, where a large dressing area connects to two double bedrooms, both offering additional storage, along with another full family bathroom.

Attractive wooden Venetian blinds are fitted throughout the property.

Set within an impressive gated complex of traditional whitewashed Andalusian pueblo-style townhouses, the community offers beautifully maintained communal gardens, a swimming pool, ample guest parking, and open parking conveniently located directly outside the house.

Key lifestyle highlights include proximity to:

Puerto Banús Marina

La Sala and surrounding dining scene

Beach clubs and coastal promenade

Golf Valley courses

El Corte Inglés and premium shopping

Historic Marbella Old Town is just a 5–10 minute drive, while Málaga International Airport is approximately 45 minutes by car, making this an ideal permanent residence, holiday home, or investment property. This home truly offers the best of both worlds—peace and tranquillity with serene views of La Concha, while being moments from the vibrant lifestyle of Puerto Banús.



## Features:

### Features

Near Transport  
 Private Terrace  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 WiFi  
 Fiber Optic

### Views

Sea  
 Mountain  
 Panoramic  
 Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South East

### Setting

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

### Furniture

Optional

### Security

Gated Complex  
 Alarm System

### Category

Holiday Homes  
 Resale

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Open