HI HOMES

info@hihomesmarbella.com
+34 951 084 264

Townhouse for sale in Nagüeles, Marbella

835,000 €

Reference: R5370901 **Bedrooms:** 4 **Bathrooms:** 3 **Plot Size:** 25m^2 **Build Size:** 180m^2 **Terrace:** 25m^2











Costa del Sol, Nagüeles

4-BEDROOM TOWNHOUSE WITH PRIVATE PATIO AND TERRACES IN NAGÜELES, MARBELLA'S GOLDEN MILE

Located on Avenida Piedramar in the residential area of Nagüeles, this Andalusian-style townhouse offers outdoor spaces to enjoy throughout the year and a layout that balances family living with privacy.

The property has approximately 180 m² of built area arranged over three floors, with four bedrooms, three bathrooms and a guest WC, in a setting with gardens on Marbella's Golden Mile.

One of its main attractions is the private patio, which also provides access to the parking area, making it convenient to enter the house. A separate terrace beside the main entrance offers another outdoor space for dining, relaxing or entertaining. A barbecue area and outdoor kitchen complete the outdoor facilities. The patio also offers space to explore the installation of a private swimming pool, subject to technical feasibility and the necessary approvals.

The ground floor comprises a living and dining room with a fireplace, a separate kitchen and a guest WC, bringing the main everyday living spaces together on one level.

On the first floor, two bedrooms each have an en-suite bathroom and a private balcony. A practical laundry area is also located on this floor.

The top floor, with sloping ceilings, contains two further separate bedrooms and a shared bathroom. One of the bedrooms has its own balcony. This layout allows a floor to be used for children or guests, or for a combination of bedroom and home office.

The property has an east–west orientation, air conditioning and fitted wardrobes. It is in good condition and offers scope to personalise the interiors. The sea can be seen from one of the terraces.

Nagüeles is a practical location for both a permanent residence and a holiday home. Educational options in the surrounding area include Swans International School, with its secondary campus in Sierra Blanca. Nagüeles Park and its pine forest provide recreational areas and access to hiking routes for those who enjoy spending time outdoors.

The location allows access by car to Marbella town centre and the Golden Mile coastline, where Nagüeles Beach, the seafront promenade and the restaurants at Marbella Club and Puente Romano offer a variety of leisure options.

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Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Near Transport	West	Fireplace
Private Terrace		
Satellite TV		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
Barbeque		
WiFi		
Near Church		
Solarium		
Courtesy Bus		
Near Mosque		
Views	**Setting**	**Condition**
Sea	Close To Golf	Excellent
Mountain	Urbanisation	
Country	Close To Shops	
Garden	Close To Town	
Urban	Close To Schools	
Street	Town	
Courtyard	Close To Forest	
Pool	**Furniture**	**Kitchen**
Communal	Part Furnished	Fully Fitted
Room for Pool		
Garden	**Security**	**Parking**
Private	Gated Complex	Street
Easy Maintenance		
CO2 Emission Rating	**Energy Rating**	
C	C	