



Townhouse for sale in Nueva Andalucía, Marbella

549,900 €

Reference: R5384701 Bedrooms: 3 Bathrooms: 2 Build Size: 119m² Terrace: 1m²



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Costa del Sol, Nueva Andalucía

Townhouse-Style Duplex Near Puerto Banús – Huge Garden Sanctuary & Reform Potential

Just approximately 500 metres from the beach and moments from Puerto Banús, Hard Rock Hotel, Vovem Steakhouse and Centro Plaza, this charming 3-bedroom, 2-bathroom townhouse-style duplex offers a rare opportunity to create a beautiful lifestyle home or high-potential investment in one of Marbella's most desirable walkable locations.

Tucked away within a peaceful Andalusian-style community in the heart of Nueva Andalucía, the property enjoys a surprisingly tranquil and private atmosphere surrounded by mature greenery, lush gardens and charming pueblo-style architecture, while remaining close to beaches, restaurants, beach clubs, nightlife and all amenities.

The home benefits from direct ground-level access with parking conveniently located directly outside the entrance, giving it the feel of a small private house rather than a typical apartment. Inside, the layout is bright and characterful, featuring an open living space with spiral staircase leading to an upper loft-style third bedroom or flexible second living area, creating a unique townhouse-style feel rarely found in this location and price range.

A private terrace overlooks the beautifully maintained communal gardens below, while the low-density urbanisation offers peaceful pathways, mature landscaping and authentic Mediterranean charm.

The property is currently in largely original condition and would benefit from modernisation, offering excellent scope to significantly enhance both value and lifestyle appeal through renovation. With strong demand for updated homes in walkable Nueva Andalucía locations close to the beach and Puerto Banús, this represents an exciting opportunity for buyers seeking long-term upside in one of Marbella's most desirable areas.

A unique reform opportunity combining location, lifestyle, charm and future potential just moments from the beach and Puerto Banús.



Features:

Features

Covered Terrace
 Near Transport
 Private Terrace
 Ensuite Bathroom
 Marble Flooring
 Fitted Wardrobes
 WiFi
 Near Church
 Staff Accommodation
 Near Mosque

Views

Garden
 Pool
 Courtyard

Pool

Communal

Garden

Communal
 Landscaped

Utilities

Electricity
 Drinkable Water
 Telephone

Orientation

South
 West
 South West

Setting

Close To Golf
 Close To Port
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Town
 Close To Schools
 Village
 Town
 Close To Marina

Furniture

Fully Furnished
 Optional

Security

Gated Complex
 Electric Blinds

Category

Holiday Homes
 Investment
 Resale
 Bargain
 Off Plan
 With Planning Permission

Climate Control

Air Conditioning
 Pre Installed A/C
 Cold A/C
 Hot A/C

Condition

Good
 Restoration Required
 Fair
 Renovation Required

Kitchen

Fully Fitted

Parking

Private
 Communal