



## Townhouse for sale in Nueva Andalucía, Marbella

675,000 €

Reference: R5394355 Bedrooms: 3 Bathrooms: 3 Build Size: 127m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Rare opportunity in Nueva Andalucía, just a 15-minute walk to the beach and only 20 minutes on foot to both Puerto Banús and San Pedro de Alcántara

This beautifully maintained 3 bedroom, 3 bathroom townhouse combines charming Mediterranean architecture with a peaceful yet highly convenient location

West facing, with amazing sunset views in the evening across the natural field in front

Designed for comfortable living, the property offers spacious interiors filled with natural light

Inside there is a spacious open plan living area, a cosy fireplace, and a fully fitted kitchen

The home boasts approximately 60m<sup>2</sup> of private terrace space, ideal for outdoor dining, entertaining, or simply relaxing in the sun and watching the sunset

Enjoy stunning west-facing mountain views and spectacular sunsets from the terraces every evening

The townhouse is in a tranquil and secure urbanisation of only 25 houses, with a large swimming pool area and well maintained outdoor areas

Also included: a large underground parking space, a private storage room, and ample street parking for guests and visitors

An exceptional opportunity for a permanent residence, holiday home, or investment in one of Marbella's most sought-after areas



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic  
 Near Church  
 Access for people with reduced mobility

### Orientation

West

### Climate Control

Fireplace

### Views

Mountain  
 Panoramic  
 Country  
 Garden  
 Urban

### 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

### Condition

Excellent

### Pool

Communal  
 Private

### Furniture

Not Furnished  
 Part Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
 Private

### Security

Gated Complex  
 Entry Phone

### Parking

Underground  
 Garage  
 Communal  
 Covered  
 Open  
 Street

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Category

Holiday Homes  
 Investment  
 Resale  
 Bargain  
 Luxury  
 With Planning Permission