



## Townhouse for sale in Nueva Andalucía, Marbella

**1,395,000 €**

Reference: 1050-00007P Bedrooms: 4 Bathrooms: 3 Plot Size: 415m<sup>2</sup> Build Size: 321m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Elegant 4-Bedroom Villa in Nueva Andalucía, Marbella

Perfectly positioned in one of Marbella's most desirable residential areas, this 4-bedroom villa offers the ideal combination of privacy, comfort, and convenience. Set against the stunning backdrop of the surrounding mountains, the property enjoys an east-to-west orientation, allowing you to make the most of the sunshine throughout the day.

Located within easy walking distance of supermarkets, cafés, bars, and restaurants, and just a short drive from the golden beaches and the glamour of Puerto Banús, this villa is perfectly suited as a permanent residence, holiday home, or investment property.

The welcoming entrance hall leads into a bright and spacious open-plan living area, seamlessly connected to a fully fitted modern kitchen, creating the perfect space for everyday living and entertaining.

The villa offers four generously sized bedrooms. The master suite features a stylish en-suite bathroom and a spacious dressing area. A second guest bedroom also benefits from an en-suite bathroom, while two additional guest bedrooms share a beautifully appointed family bathroom.

Large covered and open terraces surround the main living areas and extend from two of the bedrooms, providing multiple outdoor spaces to relax, dine, and enjoy Marbella's exceptional climate all year round.

The private terrace is centred around a beautiful swimming pool, complemented by a barbecue area and chill-out lounge – ideal for entertaining family and friends or simply unwinding in complete privacy.

Additional features include a private garage with space for two cars.

It would benefit from some cosmetic updating and modernisation, offering a fantastic opportunity to personalise the home and significantly enhance its value. With its excellent location, generous layout, and solid foundations, this property has all the ingredients to become a truly exceptional Marbella residence.



## Features:

### Features

Covered Terrace

Marble Flooring

Fitted Wardrobes

CloseToRestaurants

AmenitiesNear

OptionalFurniture

RoofTerrace

### Setting

Close To Shops

### Climate Control

Air Conditioning

### Condition

Good

### Views

Mountain

Garden

Pool

### Kitchen

Fully Fitted