HI HOMES

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Townhouse for sale in Nueva Andalucía, Marbella

559,000 €

Reference: R5487622 **Bedrooms:** 4 **Bathrooms:** 2 **Plot Size:** 64m^2 **Build Size:** 118m^2 **Terrace:** 17m^2











Costa del Sol, Nueva Andalucía

Charming Andalusian-Style House with 4 Bedrooms, Garden and Patio

Casita Andaluza is a welcoming two-storey home located in an established residential area of Nueva Andalucía, Marbella. Its location offers easy access to shops, restaurants, schools, golf courses, public transport and all the amenities required for everyday living. Puerto Banús and the beaches are just a few minutes away by car.

The property occupies a 123 m² plot and stands out for its pleasant private outdoor spaces. At the front, there is a garden of approximately 36 m², while the rear of the property features a private patio of around 28 m². The house also offers a covered porch on the ground floor and a private terrace on the upper floor.

Inside, the property comprises four bedrooms, a living and dining room, a kitchen, one bathroom, a separate shower room and a practical storage room. Its two-level layout provides a comfortable separation between the sleeping areas and the spaces intended for everyday living.

Additional features include air conditioning and fitted wardrobes. With its variety of outdoor areas—including the front garden, rear patio, covered porch and terrace—the property offers numerous possibilities for creating relaxation areas, an outdoor dining space or leisure zones.

Another attractive advantage of the property is its relatively low running costs, making it economical to maintain compared with many properties in the Marbella area. Community fees are modest, while the annual rubbish collection tax amount to €500.

A characterful Andalusian-style property with excellent potential, ideal as a permanent family home, a second residence in Marbella or an investment in a well-connected and highly sought-after area.

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Features:

Features
Covered Terrace
Near Transport
Private Terrace
Storage Room
Fitted Wardrobes

Climate Control
Air Conditioning

Views
Garden
Urban
Street
Courtyard

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Close To Marina

Condition
Good

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Private
Easy Maintenance

Security
Electric Blinds

Utilities
Electricity
Drinkable Water

Category
Investment
Resale