HI HOMES

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Townhouse for sale in Nueva Andalucía, Marbella

539,000 €

Reference: R5516407 **Bedrooms:** 3 **Bathrooms:** 4 **Build Size:** 218m^2 **Terrace:** 20m^2

Costa del Sol, Nueva Andalucía

A townhouse made for family life, a short walk from the beach and set within a secure gated community in Nueva Andalucía, on the Costa del Sol.

Condes de Iza is a well-kept gated community, and the security it offers is a real comfort for families. Residents share two community pools, and there is communal parking inside the grounds for guests, so visitors never have to hunt for a space. The beach is within walking distance, so a summer day can begin with a swim and end with dinner by the sea, without the car coming out at all. Good schools, shops, restaurants and everyday amenities are close by, and Nueva Andalucía places you between Marbella and Puerto Banús, both a short drive away.

The townhouse has three bedrooms and three bathrooms, arranged in a practical layout that suits family routines as easily as weekends with visiting friends. Marble flooring runs throughout, giving the interiors a cool, consistent finish that is welcome in the warmer months and simple to keep clean. The kitchen is modern and well designed, a natural gathering point for the household. A private garage is included, a useful convenience in a community where much of the space is shared.

There is also room to grow. The property offers the opportunity to build a fourth bedroom, so the home can adapt as a family changes or as guest numbers increase, and add value in the process.

As an investment, the appeal is straightforward. A prime location within walking distance of the beach, close to schools and amenities, in a secure community with two pools, is well placed for holiday letting. It works just as well as a long-term family base, and owners can choose to live here, let it out, or move between the two.

Daily life here is unhurried. The school run is short, afternoons can be spent by the pool, and evenings might mean strolling down to the sea for dinner. Guests have somewhere to park, the garage keeps your own car out of the sun, and everything you need is within a few minutes.

For a family looking for a settled base on the Costa del Sol, or an investor who wants a property with broad appeal, this townhouse in Condes de Iza offers space, security and an easy rhythm close to the sea. It is simple to imagine coming home from the beach, the marble cool underfoot and the evening still ahead.

Features:

Features
Near Transport

Views
Garden
Urban
Street

Pool
Communal

Security
Gated Complex

Orientation
West

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

Furniture
Optional

Parking
Private

Climate Control
Air Conditioning

Condition
Excellent

Garden
Private