



Townhouse for sale in Nueva Andalucía, Marbella

695,000 €

Reference: R5529883 Bedrooms: 3 Bathrooms: 2 Build Size: 164m² Terrace: 33m²





Costa del Sol, Nueva Andalucía

Renovated Corner Townhouse with Private Terrace Near Puerto Banús – Community Allows Holiday Rentals!

This recently renovated corner townhouse offers 3 bedrooms, an inviting open-plan living area and a private terrace with direct access to the communal gardens and pool. All in a great location, just minutes from Puerto Banús and within walking distance of the beach.

The home is spread over two floors, with the ground floor designed for socialising and easy indoor-outdoor living, while upstairs offers a more private space with three bedrooms.

On the ground floor, the open-plan layout brings together the kitchen, dining and living areas, creating a bright and welcoming space with room for family and friends. The large, modern kitchen offers plenty of storage, including a spacious corner pantry cabinet, Siemens and Samsung appliances, an integrated dishwasher and a kitchen island with a built-in wine cooler and hob with integrated extractor.

From the living area, you have direct access to a 33 m² private terrace, perfect for outdoor dining and BBQs, relaxing or enjoying the sunshine. The terrace also opens directly onto the communal gardens and swimming pool, making it easy to enjoy the outdoor spaces.

The ground floor also has a bathroom with shower and washing machine, and the home benefits from a water filtration system providing filtered and drinkable water throughout the house.

Location, location, location! The beach is just 1.4 km away, with Mistral Beach only a 15-minute walk from the property. Puerto Banús is just a short drive away, and the A-7 is only a couple of minutes away, making it easy to reach Marbella, San Pedro and the rest of the coast.

For everyday convenience, you have a Supercor Express supermarket with long opening hours and restaurants right next to the urbanisation.

The community Agrupadas IX has recently voted to allow holiday rentals, making the property an interesting option for buyers looking for rental potential. The townhouse does not currently have a tourist rental licence, which would need to be applied for by the buyer.

Whether you are looking for a holiday home, a permanent home in the sun or a rental investment, this townhouse is well worth a viewing!

Features:

Features

Private Terrace
Double Glazing
Fitted Wardrobes
WiFi

Views

Garden
Pool

Pool

Communal

Garden

Communal
Landscaped
Easy Maintenance

Utilities

Electricity
Drinkable Water

Orientation

East
West

Setting

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

Furniture

Optional

Security

Gated Complex

Category

Holiday Homes
Investment
Resale
Luxury
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Street