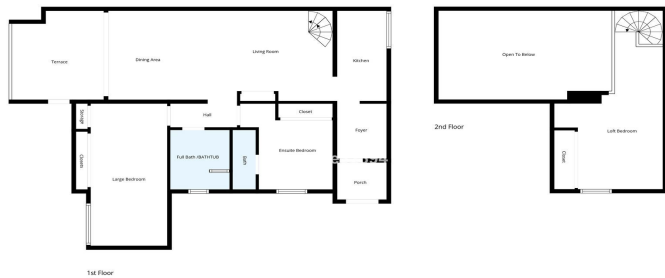




# Townhouse for sale in Nueva Andalucía, Marbella

500,000 €

Reference: R5384701 Bedrooms: 3 Bathrooms: 2 Build Size: 133m<sup>2</sup> Terrace: 1m<sup>2</sup>



Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.





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## Costa del Sol, Puerto Banús

### Townhouse-Style Duplex Near Puerto Banús – Huge Garden Sanctuary & Reform Potential

Just approximately 500 metres from the beach and moments from Puerto Banús, Hard Rock Hotel, Vovem Steakhouse and Centro Plaza, this charming 3-bedroom, 2-bathroom townhouse-style duplex offers a rare opportunity to create a beautiful lifestyle home or high-potential investment in one of Marbella's most desirable walkable locations.

Tucked away within a peaceful Andalusian-style community in the heart of Nueva Andalucía, the property enjoys a surprisingly tranquil and private atmosphere surrounded by mature greenery, lush gardens and charming pueblo-style architecture, while remaining close to beaches, restaurants, beach clubs, nightlife and all amenities.

The home benefits from direct ground-level access with parking conveniently located directly outside the entrance, giving it the feel of a small private house rather than a typical apartment. Inside, the layout is bright and characterful, featuring an open living space with spiral staircase leading to an upper loft-style third bedroom or flexible second living area, creating a unique townhouse-style feel rarely found in this location and price range.

A private terrace overlooks the beautifully maintained communal gardens below, while the low-density urbanisation offers peaceful pathways, mature landscaping and authentic Mediterranean charm.

The property is currently in largely original condition and would benefit from modernisation, offering excellent scope to significantly enhance both value and lifestyle appeal through renovation. With strong demand for updated homes in walkable Nueva Andalucía locations close to the beach and Puerto Banús, this represents an exciting opportunity for &nbsp;buyers &nbsp;seeking &nbsp;long-term &nbsp;upside &nbsp;in &nbsp;one of Marbella's &nbsp;most desirable areas.

A unique reform opportunity &nbsp;combining location, lifestyle, &nbsp;charm &nbsp;and future &nbsp;potential just &nbsp;moments &nbsp;from &nbsp;the &nbsp;beach &nbsp;and &nbsp;Puerto &nbsp;Banús.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Near Mosque  
Staff Accommodation  
Near Church

### Views

Garden  
Pool  
Courtyard

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
West  
South West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Suburban  
Close To Marina

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
Electric Blinds

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Off Plan  
Resale  
With Planning Permission

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Good  
Fair  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Parking

Private  
Communal