



# Townhouse for sale in Nueva Andalucía, Marbella

675,000 €

Reference: R5394355 Bedrooms: 3 Bathrooms: 3 Build Size: 127m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Rare opportunity in Nueva Andalucía, just a 15-minute walk to the beach and only 20 minutes on foot to both Puerto Banús and San Pedro de Alcántara

This beautifully maintained 3 bedroom, 3 bathroom townhouse combines charming Mediterranean architecture with a peaceful yet highly convenient location

West facing, with amazing sunset views in the evening across the natural field in front

Designed for comfortable living, the property offers spacious interiors filled with natural light

Inside there is a spacious open plan living area, a cosy fireplace, and a fully fitted kitchen

The home boasts approximately 60m<sup>2</sup> of private terrace space, ideal for outdoor dining, entertaining, or simply relaxing in the sun and watching the sunset

Enjoy stunning west-facing mountain views and spectacular sunsets from the terraces every evening

The townhouse is in a tranquil and secure urbanisation of only 25 houses, with a large swimming pool area and well maintained outdoor areas

Also included: a large underground parking space, a private storage room, and ample street parking for guests and visitors

An exceptional opportunity for a permanent residence, holiday home, or investment in one of Marbella's most sought-after areas



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Urban

### Pool

Communal  
Private Pool

### Garden

Communal  
Private Garden

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Not Furnished  
Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Luxury  
Resale  
With Planning Permission

### Climate Control

Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered  
Open  
Street  
Communal