



## Townhouse for sale in Nueva Andalucía, Marbella

599,000 €

Reference: R5111263 Bedrooms: 4 Bathrooms: 5 Plot Size: 20m<sup>2</sup> Build Size: 233m<sup>2</sup> Terrace: 50m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS** Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara. Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations. Key Features: **Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets. **Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design). **Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income. **Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage. **Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office. **Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage. **Resort-Style Amenities:** Access to two communal swimming pools, with the nearest just steps away. Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Guest Apartment

### Views

Sea Views  
Mountain  
Panoramic  
Country  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South  
South West

### Setting

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

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Fair

### Kitchen

Partially Fitted

### Parking

Garage  
Communal